Redefining the Industry

One Development is an international boutique real estate developer based in the UAE, dedicated to redefining industry standards through innovation and bold ideas. Our focus on **Sustainability, Technology, Community, & Innovation** creates elevated living experiences, designed inspired by you.

A Story With an Impact

We create extraordinary spaces for those who seek unmatched experiences. We build more than properties, we design unique communities that elevate lifestyles and connect people with places.

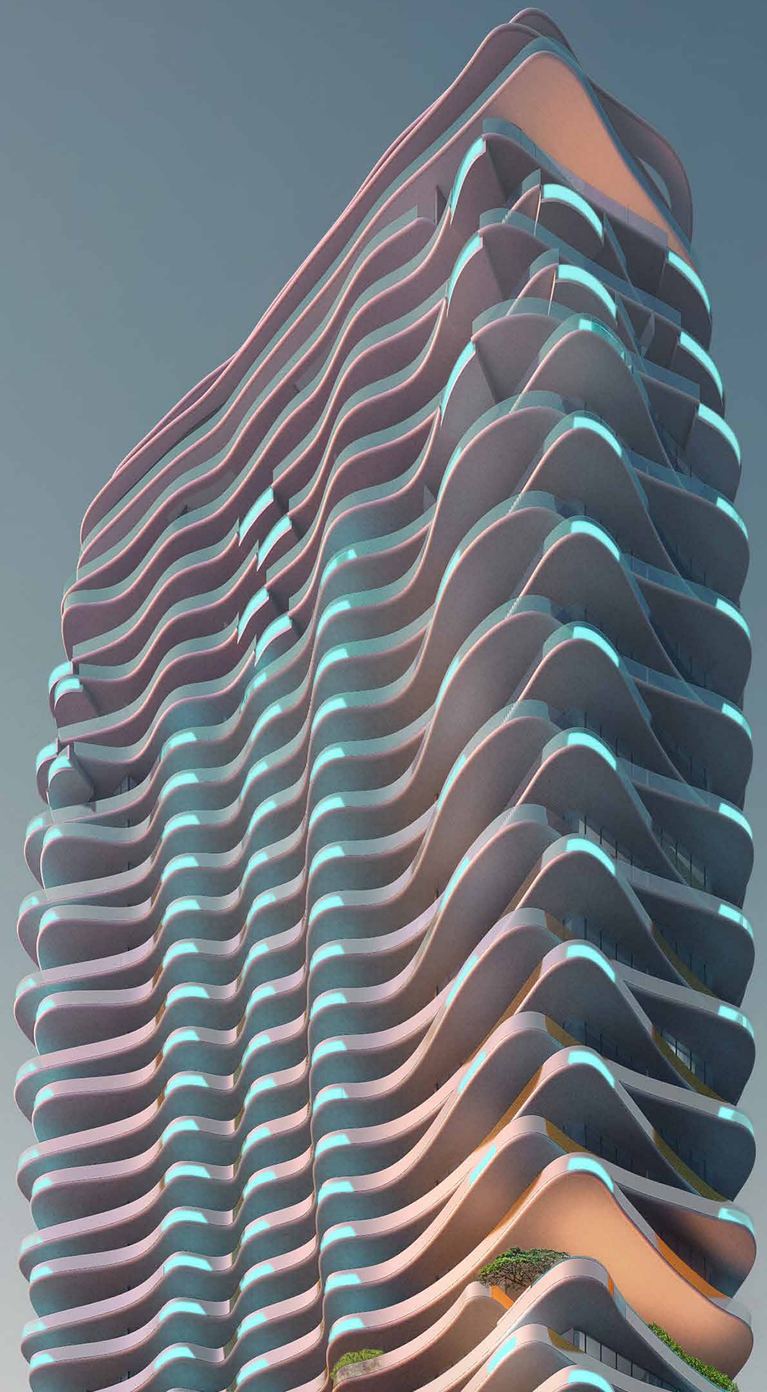
Laguna

RESIDENCE BY ONE DEVELOPMENT

“Laguna”, because what's better than the refreshing vibe of lagoons? Inspired by our hero amenity, the largest lagoon on a podium! our project is designed around everything you love; the beauty, the fun, and the tranquility, complimenting the elevated lifestyle that we promise.

Sky is The Limit!

The two towers, **Tiffany** and **Cyan,** perfectly capture the essence of Laguna Residence. **Tiffany** is associated with sophistication and elegance, while **Cyan,** a refreshing shade of blue, reflects the serene, clear waters of the lagoon. Together, they create a perfect balance between nature and modern living that we promise.



Endless vacation vibes, steps from your door.

Your everyday getaway

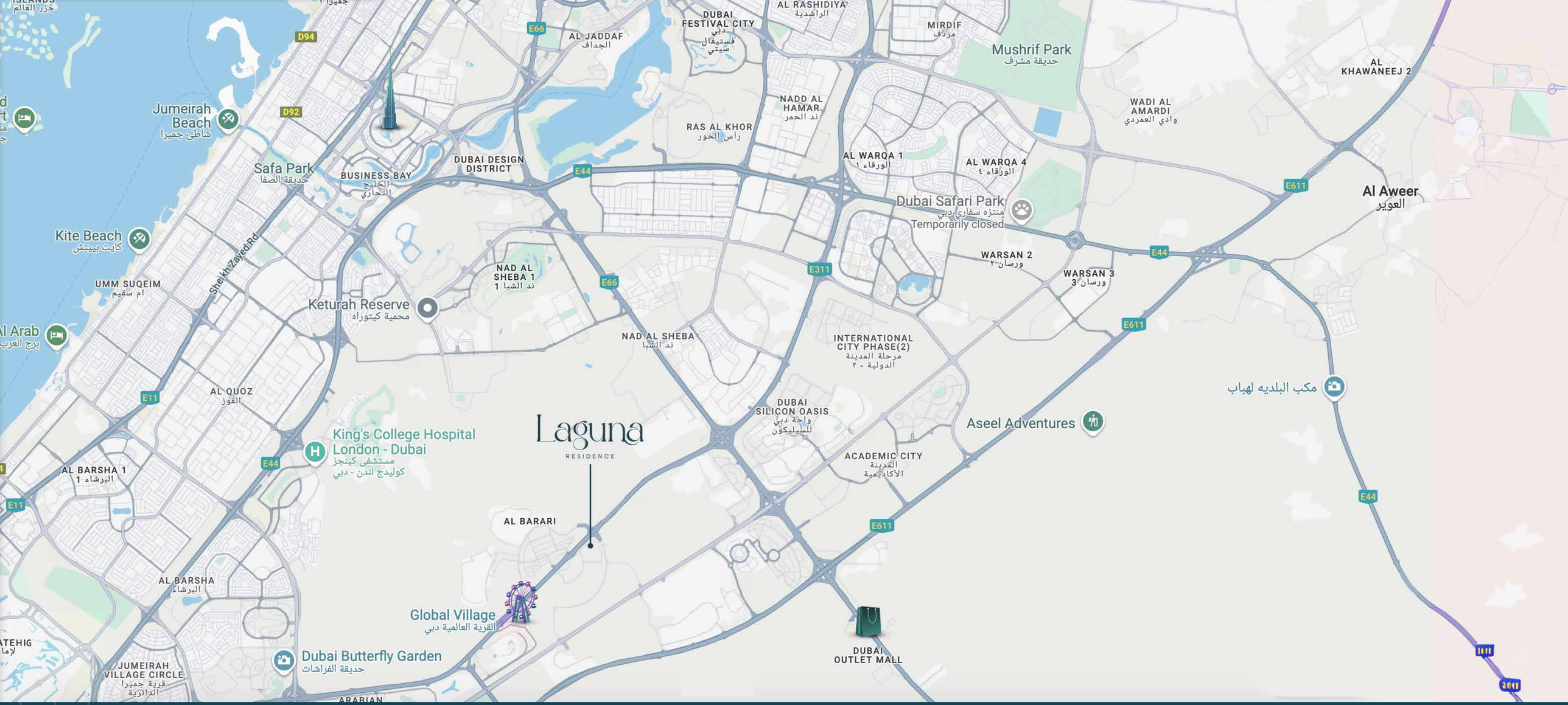
Laguna Residence offers more than just a home! it’s a serene escape in the middle of Dubai’s vibrant energy.

With two iconic towers and a stunning lagoon centerpiece, this project blends nature with modern living. Featuring top-notch amenities and cutting-edge AI integration for an effortless lifestyle.

Just around the corner!

Dubai International Airport	20 mins
Dubai outlet mall	18 mins
Global village	10 mins
Prime Medical Centre	10 mins
Gems International School	06 mins
Downtown Dubai	20 mins
Al Maktoum International Airport	30 mins

Close access to major highways and public transportation



Strategically located in the heart of City of Arabia right on Sheikh Mohamed Bin Zayed road.

This unique project blends the beauty of nature with the simplicity of the modern lifestyle. A promising area for families and investors alike, with seamless access to top services and attractions, designed for a unique living experience.

Largest Lagoon on a Podium!

Introducing the UAE's largest podium lagoon in a residential community.

Residents can enjoy crystal swimmable water with a stunning & uninterrupted view of Dubai Skyline from this exclusive retreat.

Peaceful escape, perfectly connected to city life

First AI Integration

Experience the UAE's first residential community with groundbreaking AI integration.

From home automation to personalized, AI-driven services, our technology enhances convenience, and energy efficiency for an unmatched living experience.

Views that motivate!

Amenities Overview

Over 30 top-notch amenities, blending indoor and outdoor spaces for entertainment, wellness, and social gatherings. Residents enjoy exclusive, smart-integrated facilities for ultimate convenience and sophistication.

Walkable Green
Landscape

Multipurpose
Courts

VR
Golf

Largest Lagoon
On a Podium

Indoor & Outdoor
Gym

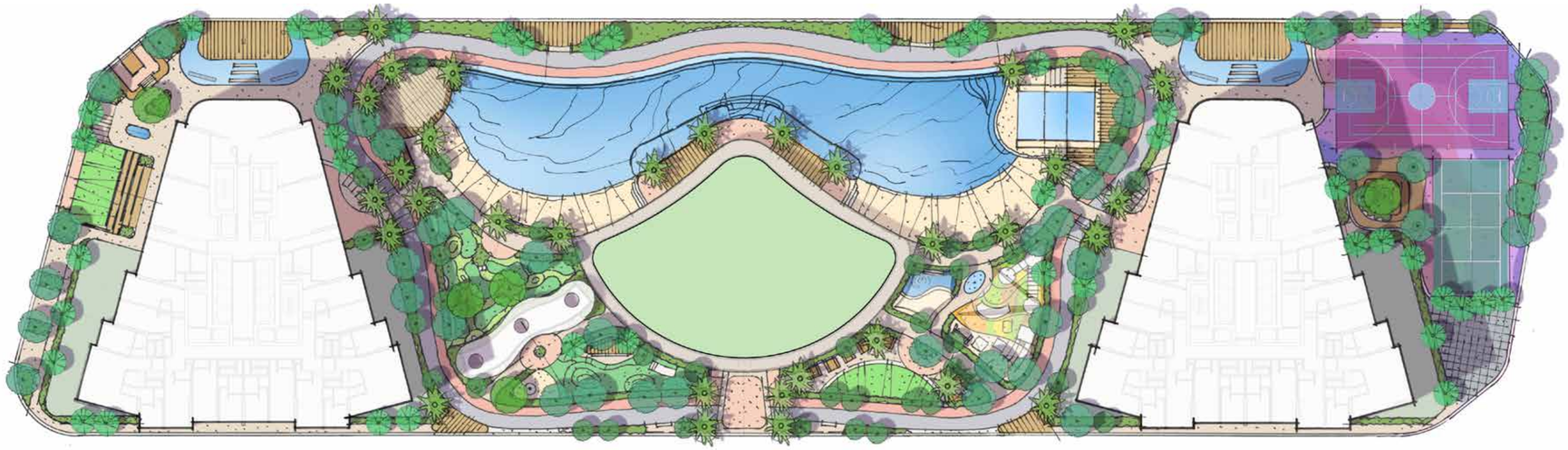
Private
Pool

Indoor & Outdoor
Cinema

Open Space
Yoga

Surf N
Slide

Amenities Highlights



- Entry/Arrival
- Valet Parking Service
- Concierge Services
- Water Feature
- Viewing Deck with Lounge
- Sunken Seating
- Outdoor Cinema
- Indoor Cinema
- Seating Areas
- Jogging Track
- Bike Lane
- Lagoon
- Infinity Pool
- Sunbed Lounge Area
- Beach
- Boardwalk
- Indoor Gym
- Pilates Studio
- Spa Centre
- Outdoor Exercise Area
- Yoga Zone
- Aerobics Area
- Surf and Slide
- Mini Golf
- Vertical Garden
- Dog Park
- BBQ Area
- Picnic Area
- Outdoor Kids Play Area
- Indoor Kids Play Area
- Splash Pool
- Kids Pool
- Padel Court
- Basketball Court
- Volleyball Court
- Tennis Court
- Handball Court
- VR Golf
- Co-working Space
- Event Hall
- Indoor sports area
- Lounge / Library
- Prayer room

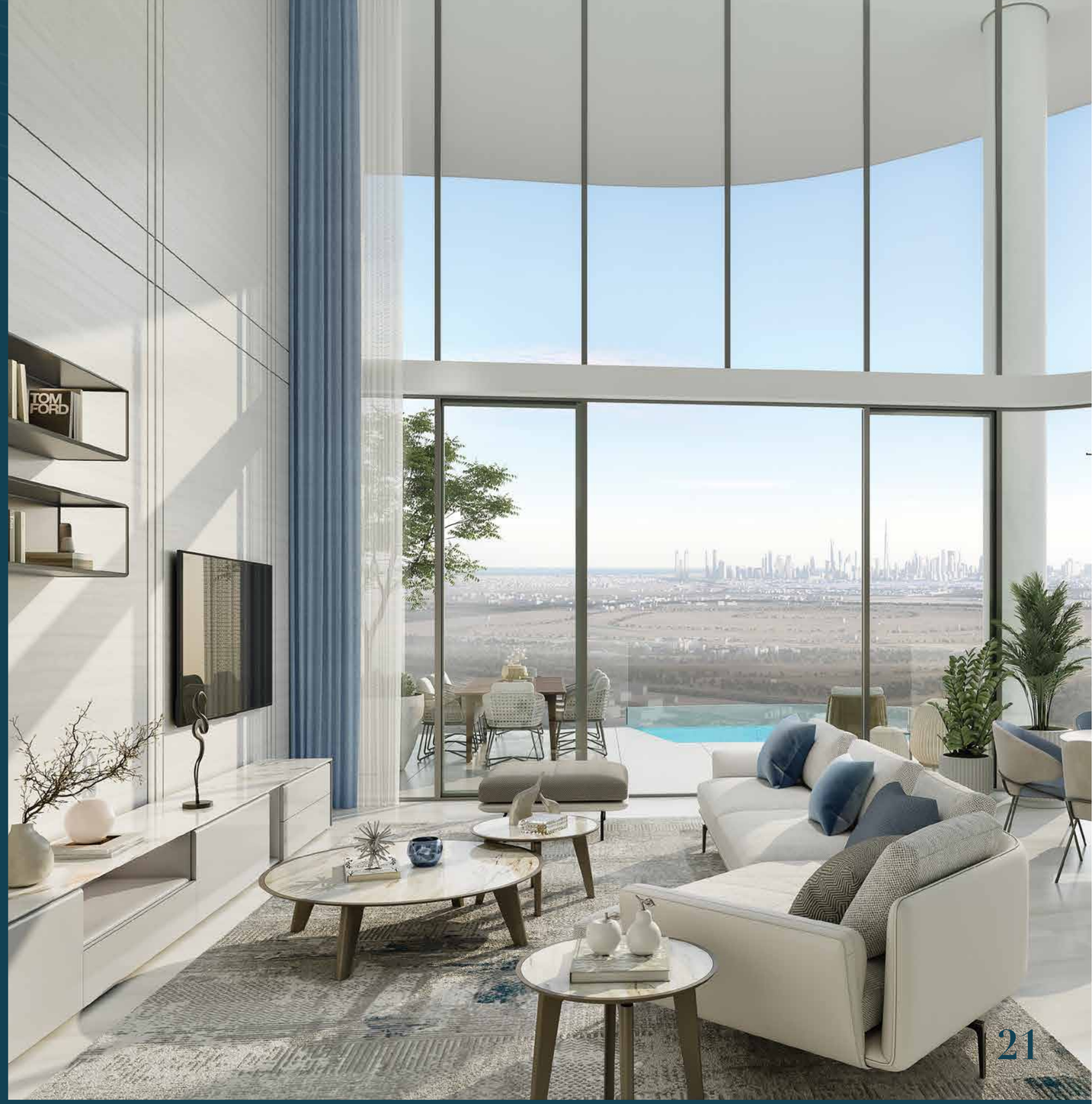
Your personal retreat.

Modern & Chic

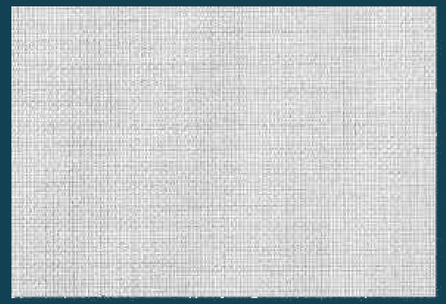
Our design philosophy merges modern aesthetics with high functionality, creating spaces that inspire and adapt to your lifestyle. Every material is carefully selected to ensure top-notch quality.

CALATRAVA

Premium Finishes



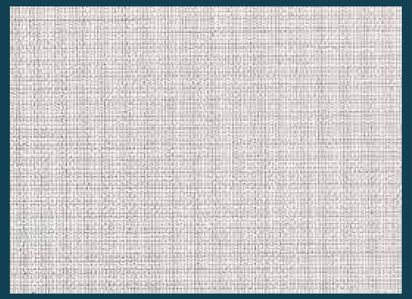
Dark Finishing



Wallpaper and Soft Furnishings

Timber Veneer

Light Finishing



Wallpaper and Soft Furnishings

Timber Veneer

Marble
Look Like
Tile Flooring

Accent
Engineering
Stone

Project in Numbers:

Strategic
Location

Largest lagoon
On a Podium

First AI
Integration

Dynamic
Dubai Skyline

Plot Area
13,747 sqm

Gross Floor Area
125,365 sqm

Handover Date
Q4 2027

G+5+45
Floors

1,492
Studio to 3-Bedroom Units

Number of Units:

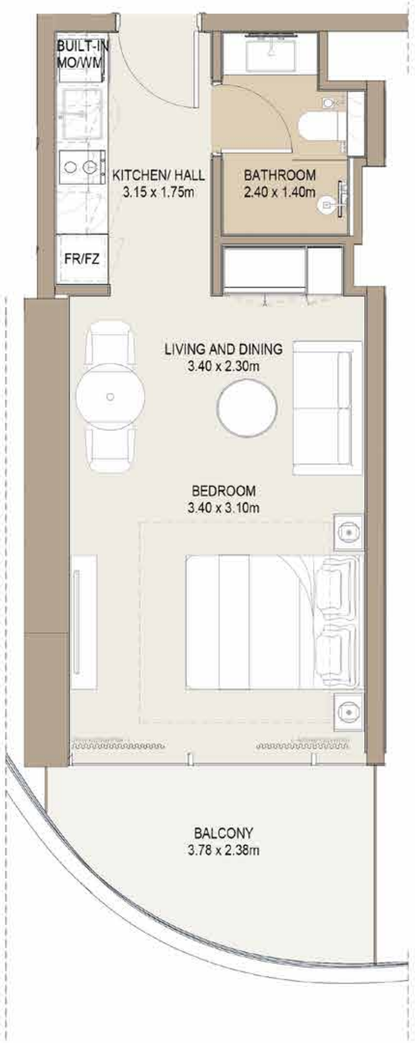
Our project offers a total of **1,492** units, ranging from studio to 3-bedroom apartments, designed to cater to a variety of needs and lifestyles. Whether for individuals, small or big families, these diverse unit options provide flexibility for all residents.

Step into a new living experience

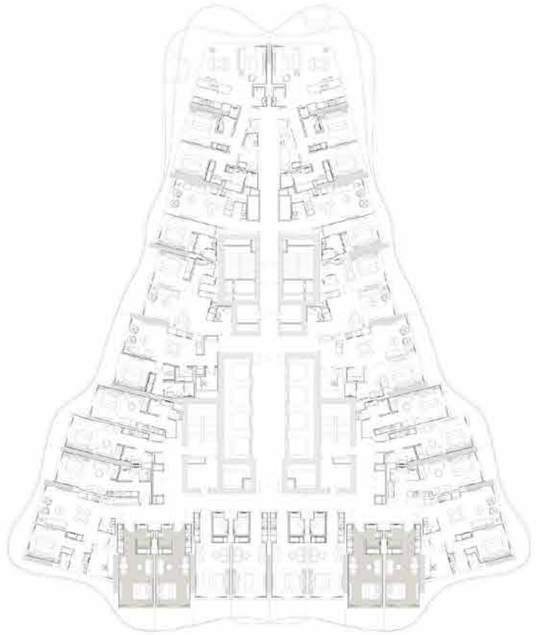
Floor Plans

Studios

Studio Type A.1



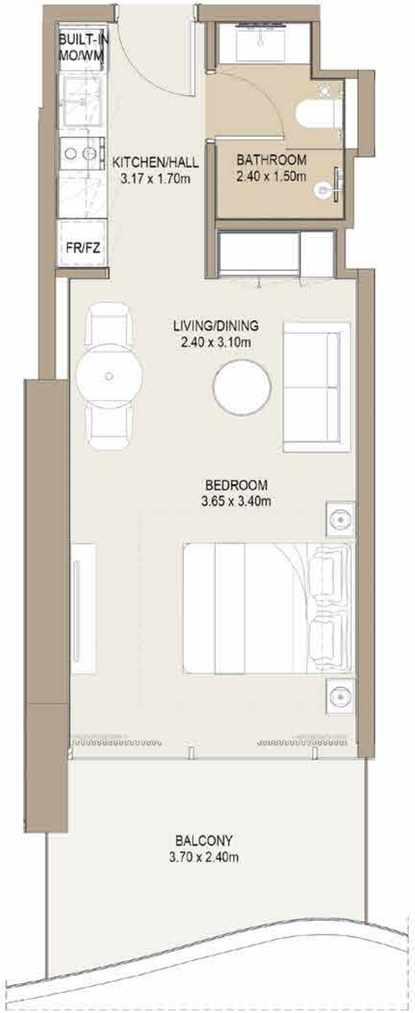
Sellable Area: 444.66 sq.ft



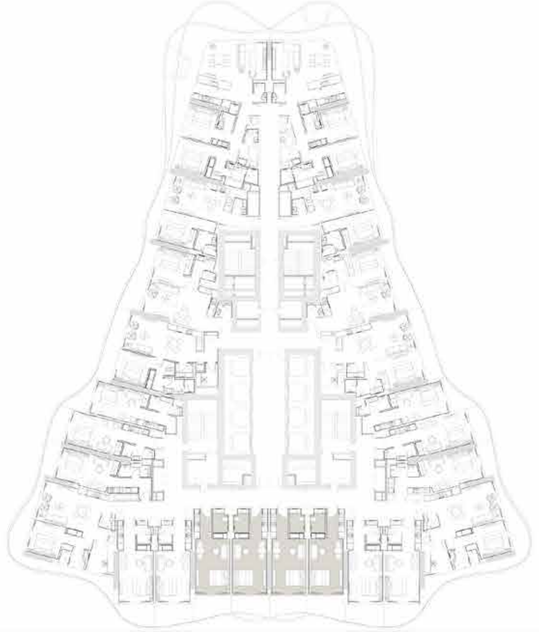
Levels 03-21 Key Plan

Towers Key Plan

Studio Type B.1



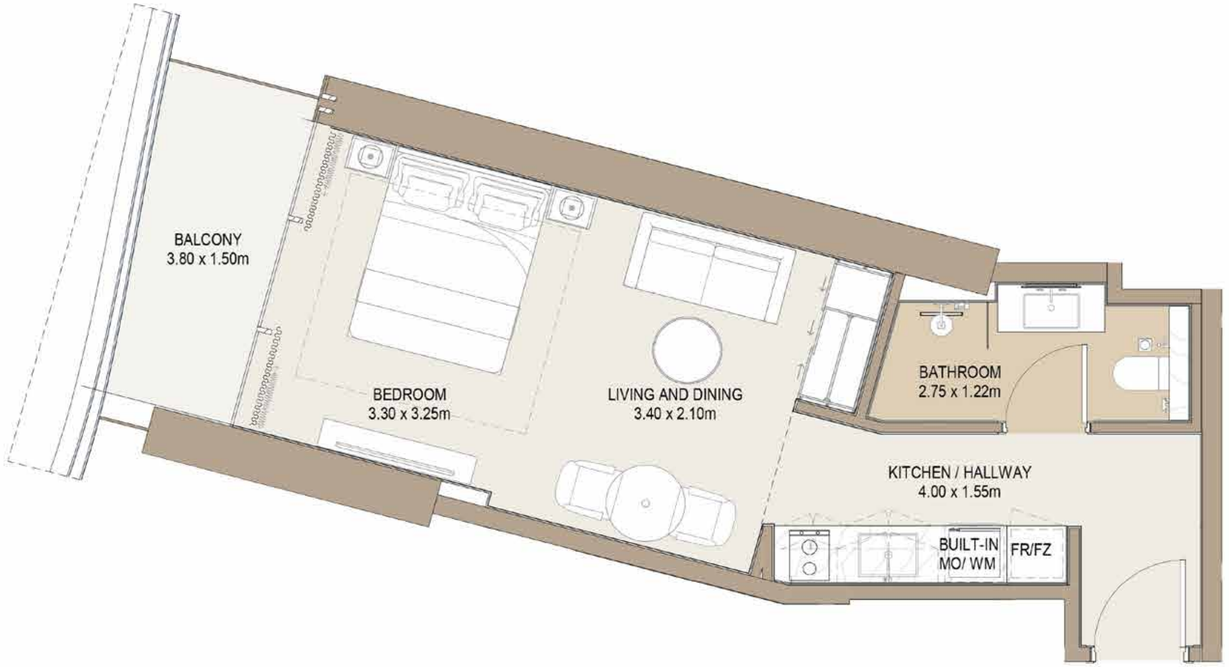
Sellable Area: 457.9 sq.ft

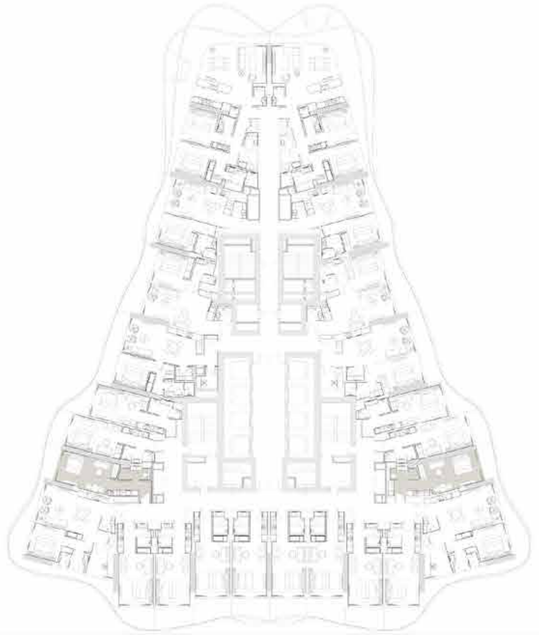


Levels 03-21 Key Plan

Towers Key Plan

Studio Type B.2



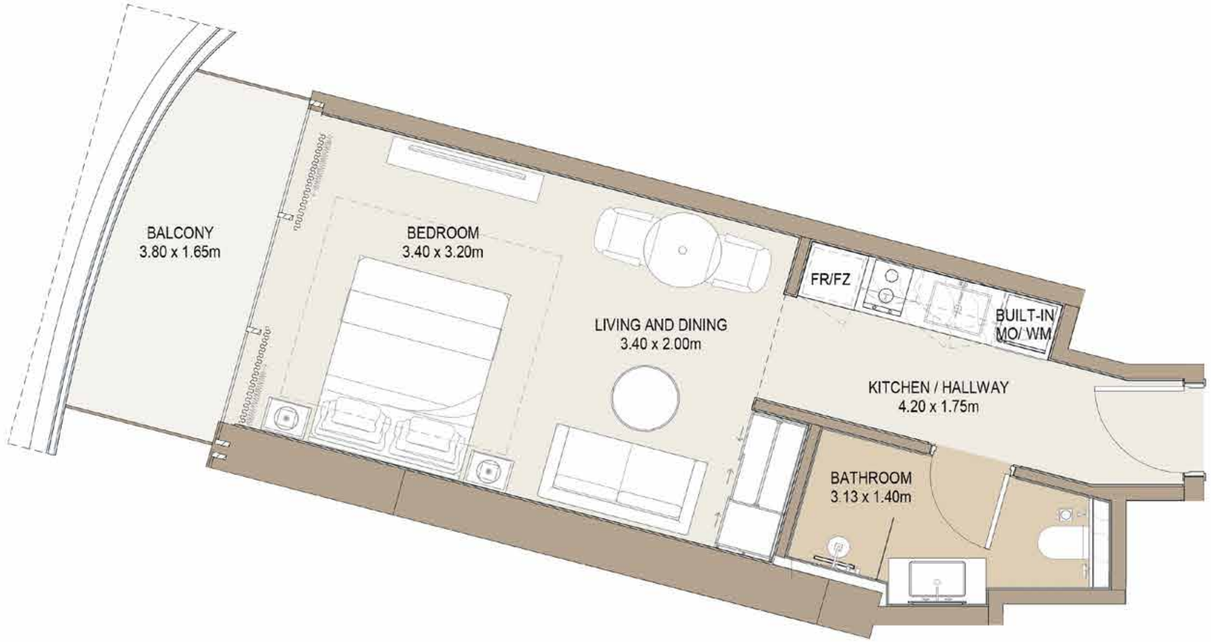


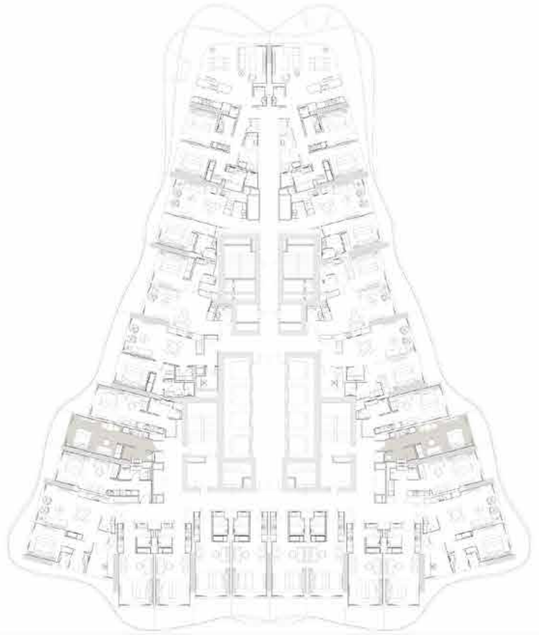
Levels 03-21 Key Plan

Towers Key Plan

Sellable Area: 448.53 sq.ft

Studio Type B.3



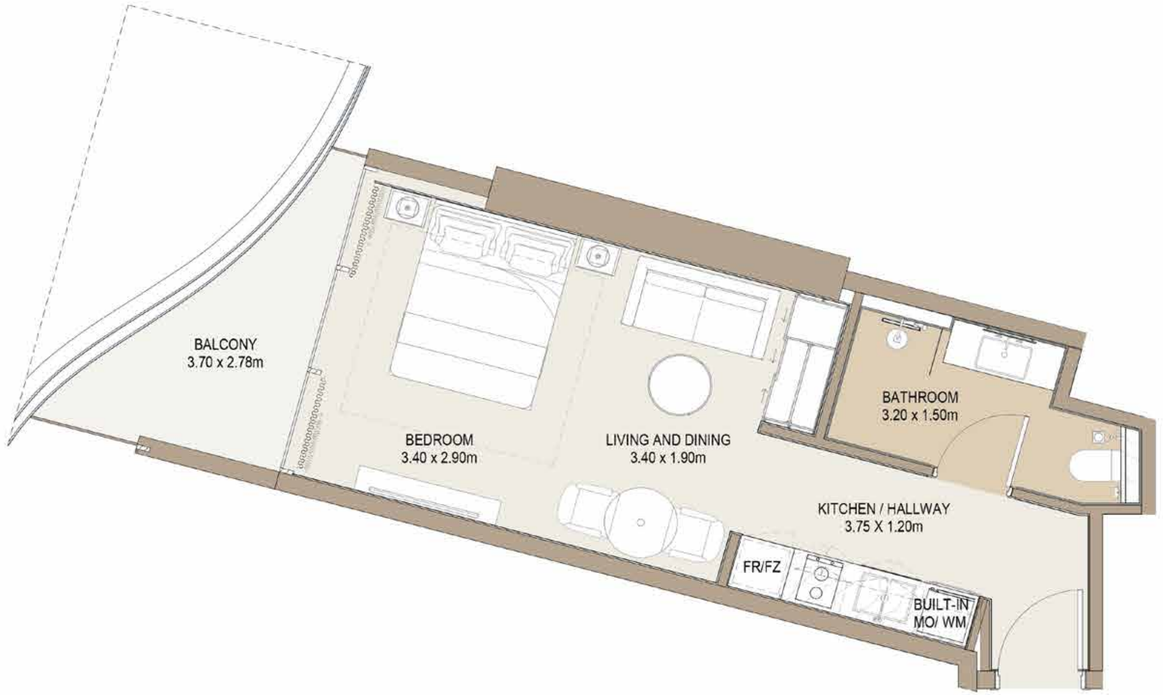


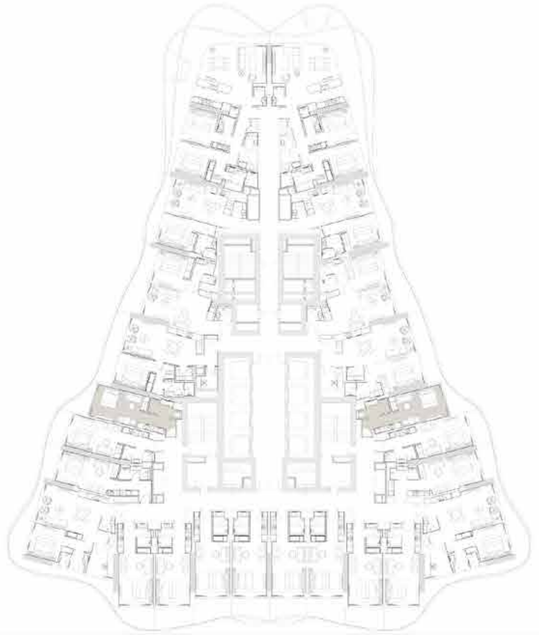
Levels 03-21 Key Plan

Towers Key Plan

Sellable Area: 435.4 sq.ft

Studio Type B.4





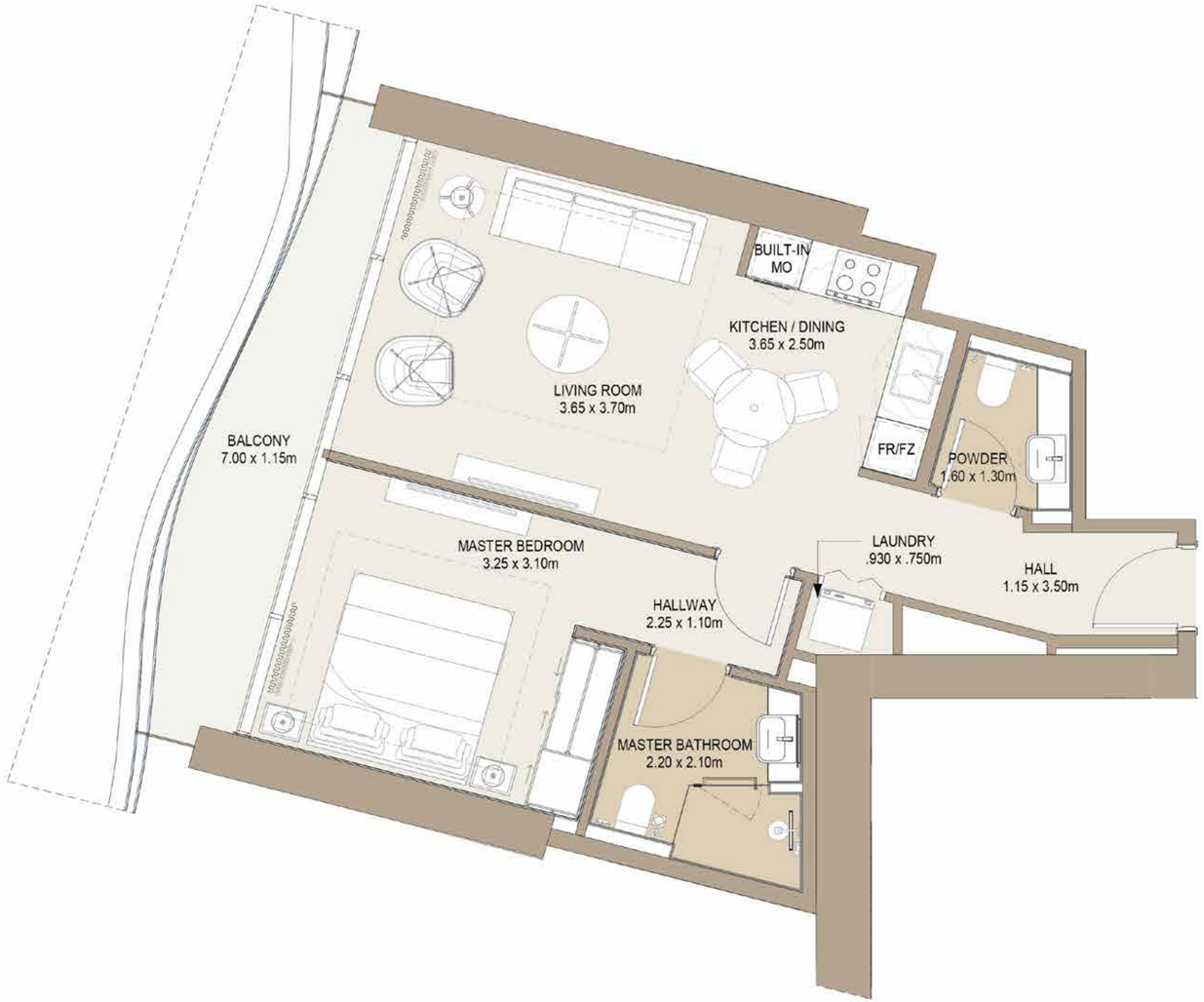
Levels 03-21 Key Plan

Towers Key Plan

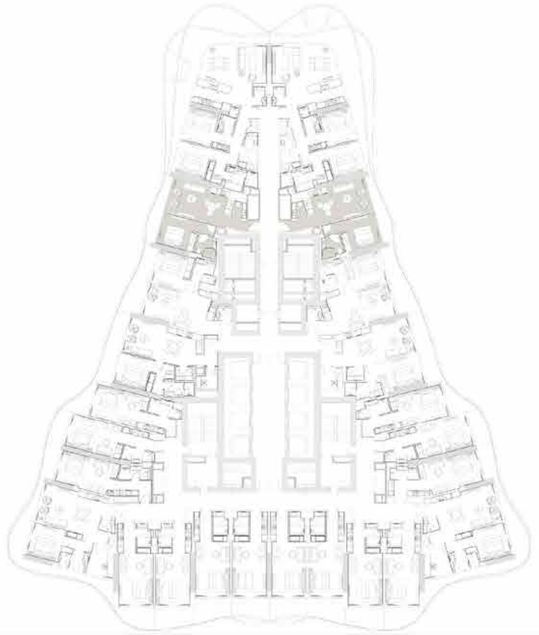
Sellable Area: 429.59 sq.ft

1 Bedroom

1BR Type A



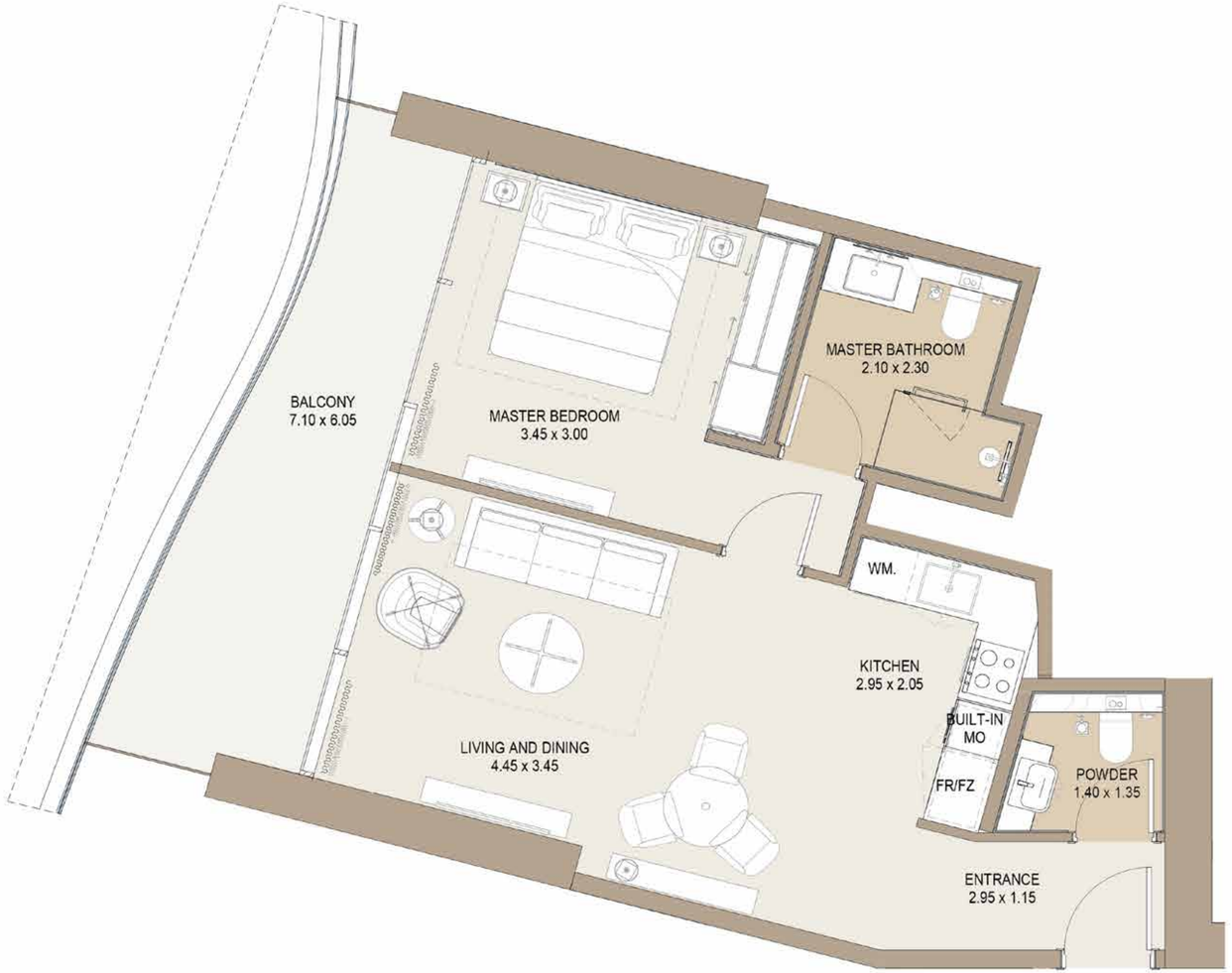
Sellable Area: 712.46 sq.ft

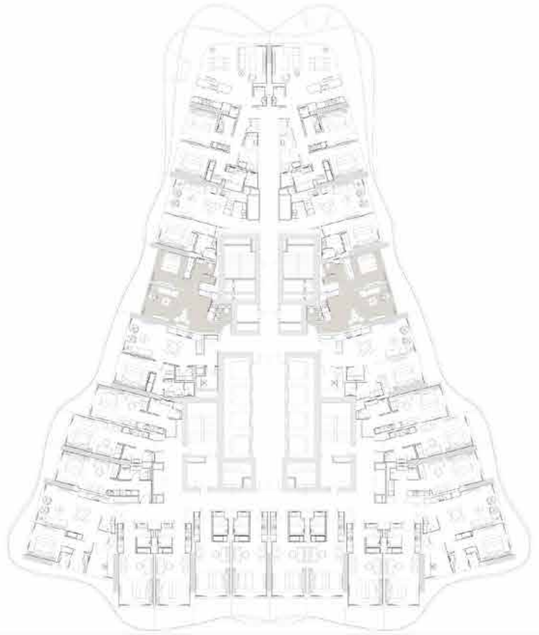


Levels 02-17 Key Plan

Towers Key Plan

1BR Type B.1



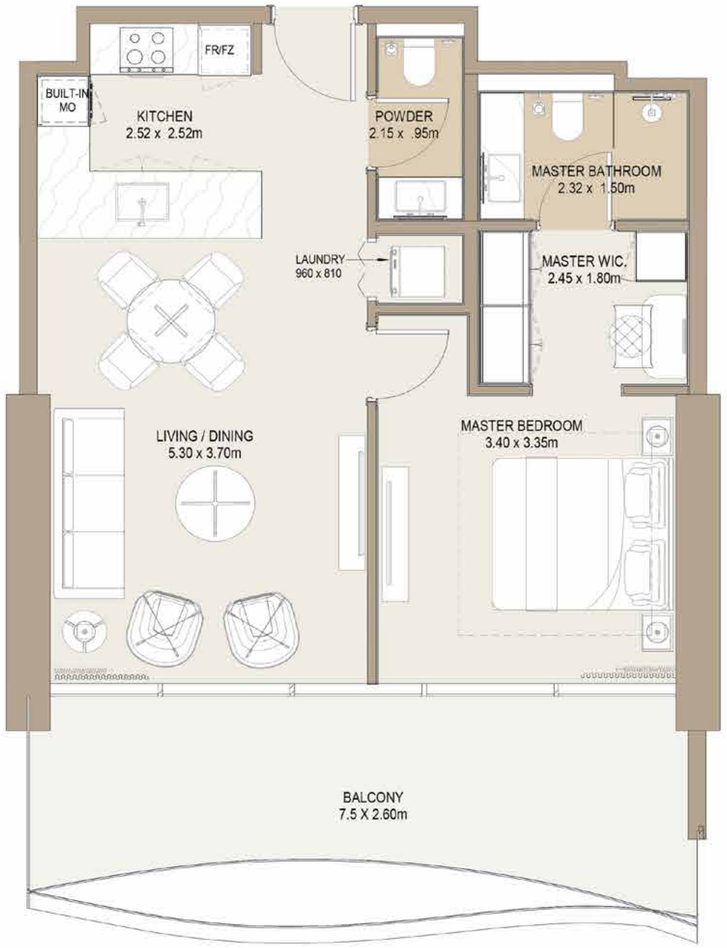


Levels 02-21 Key Plan

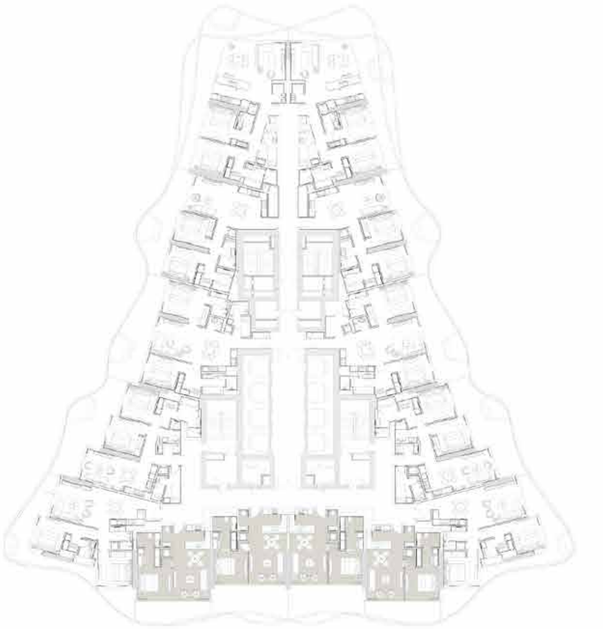
Towers Key Plan

Sellable Area: 766.39 sq.ft

1BR Type B.2



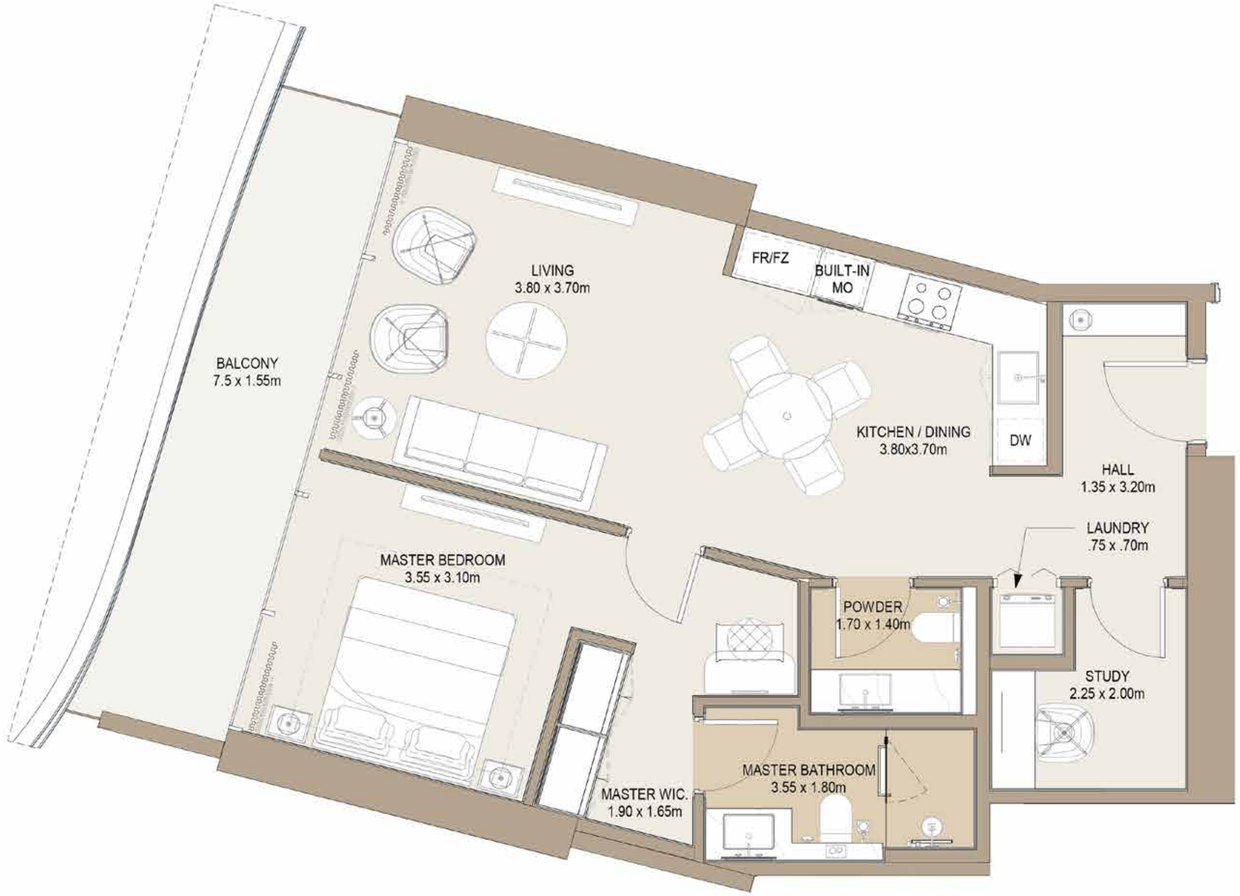
Sellable Area: 918.59 sq.ft



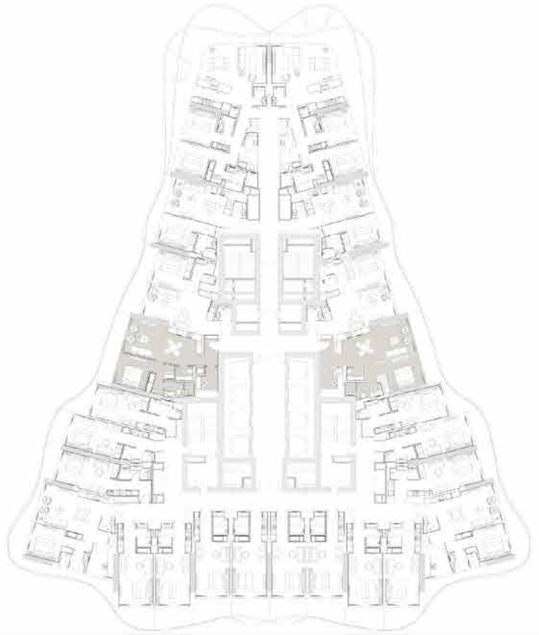
Levels 23-39 Key Plan

Towers Key Plan

1BR+ Type 1



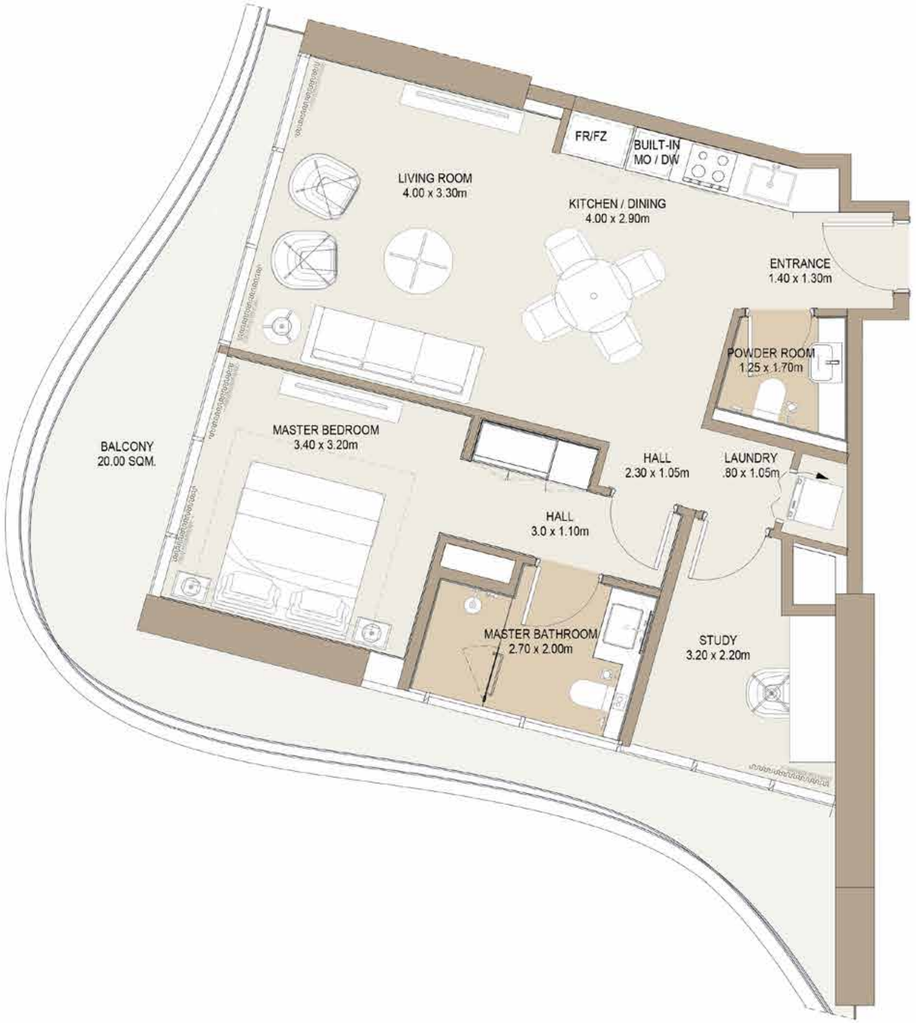
Sellable Area: 899.43 sq.ft



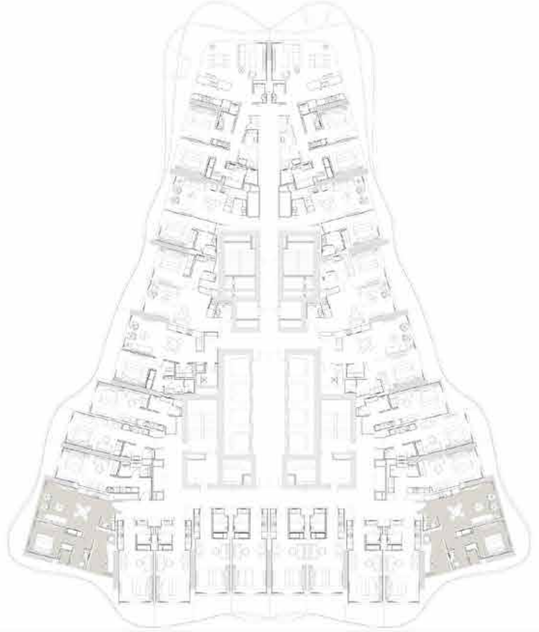
Levels 03-21 Key Plan

Towers Key Plan

1BR+ Type 2



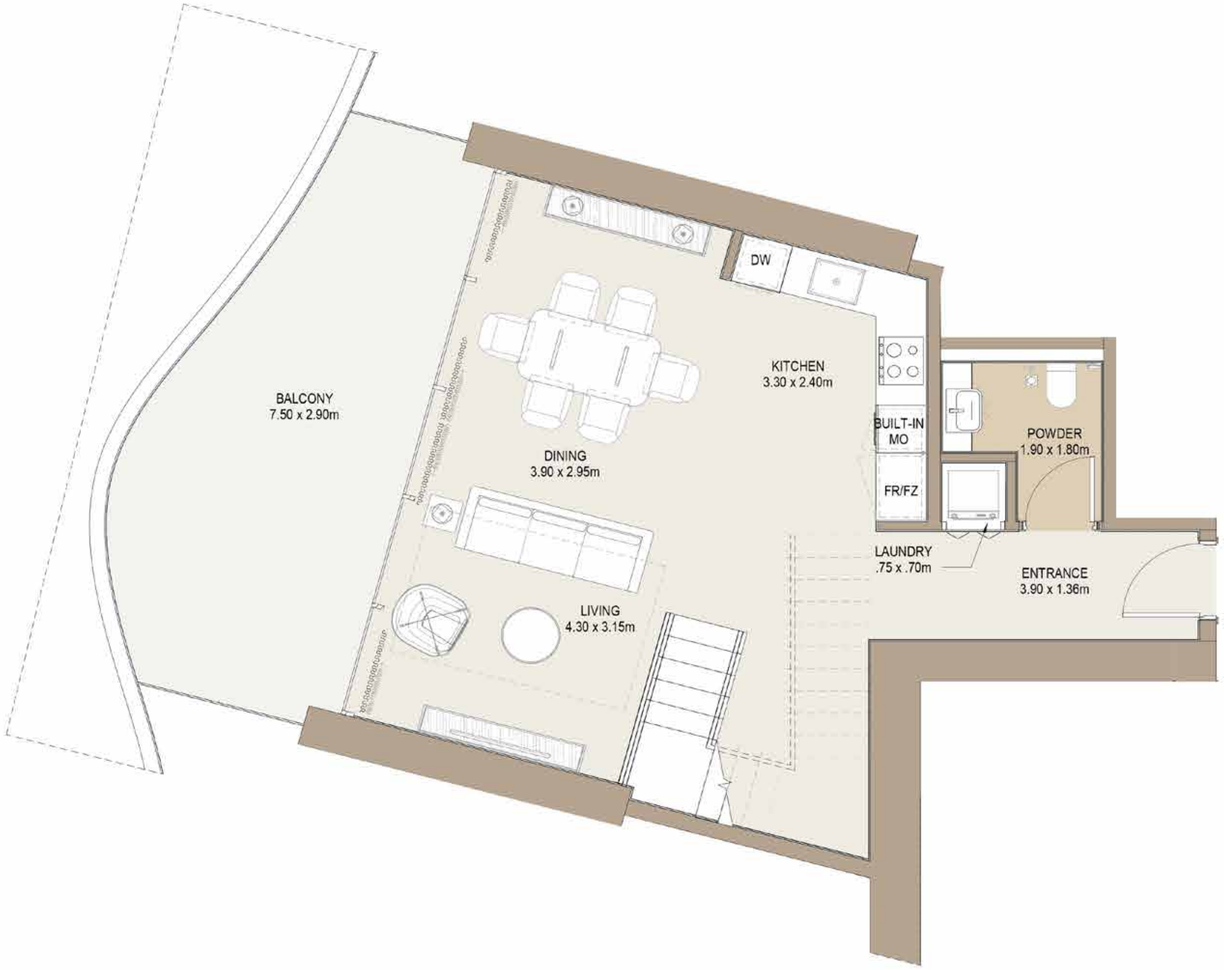
Sellable Area: 1010.84 sq.ft



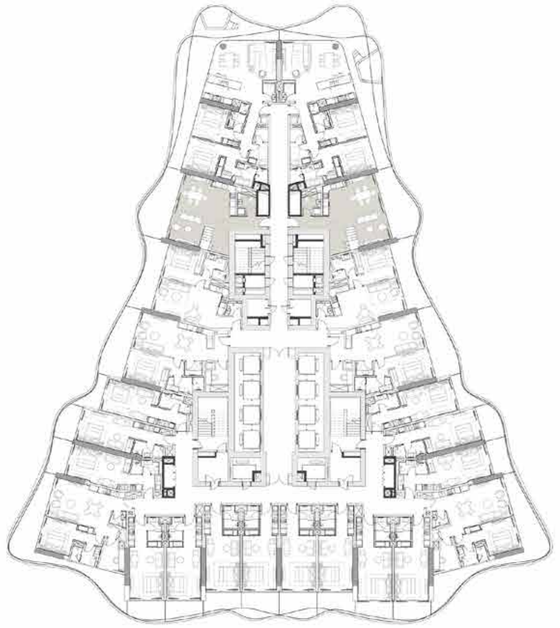
Levels 03-21 Key Plan

Towers Key Plan

1BR Loft - Lower Level



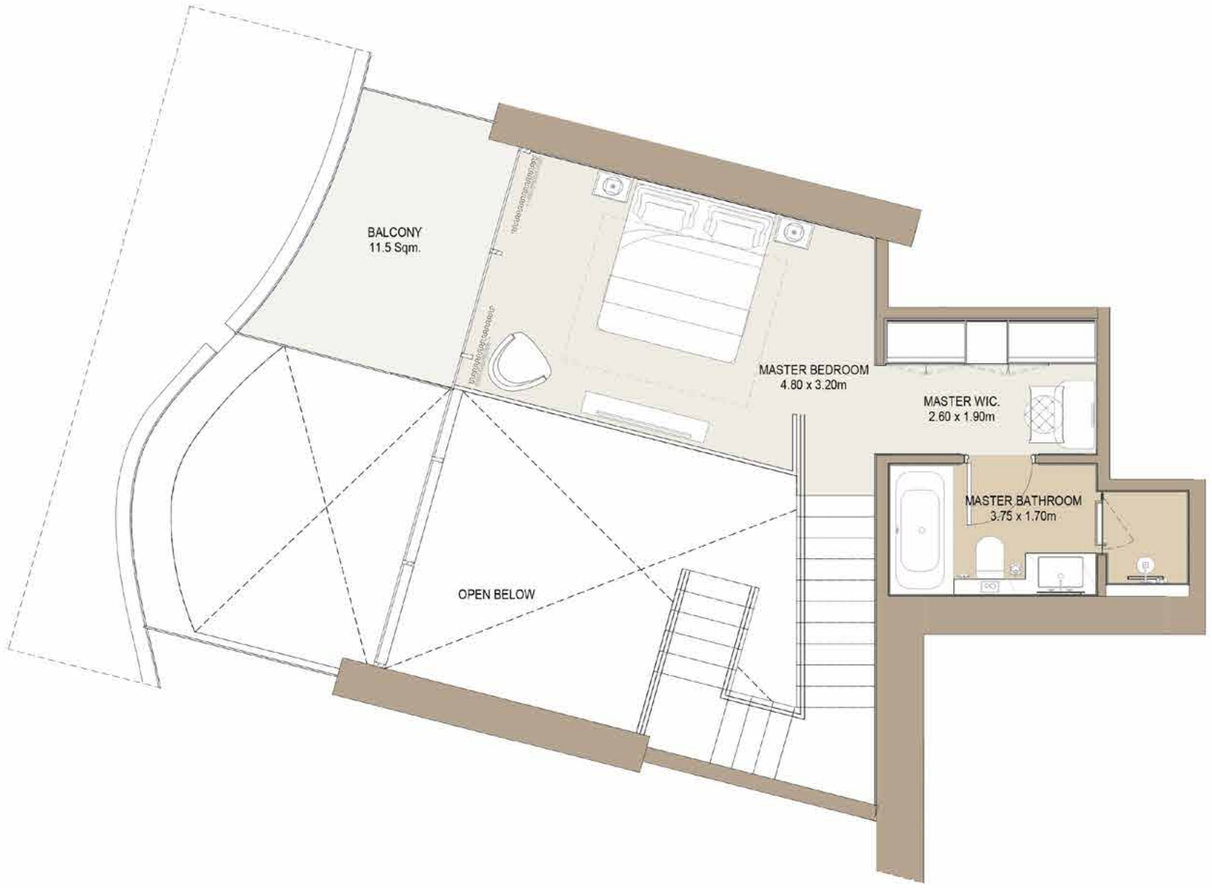
Sellable Area: 971.41 sq.ft



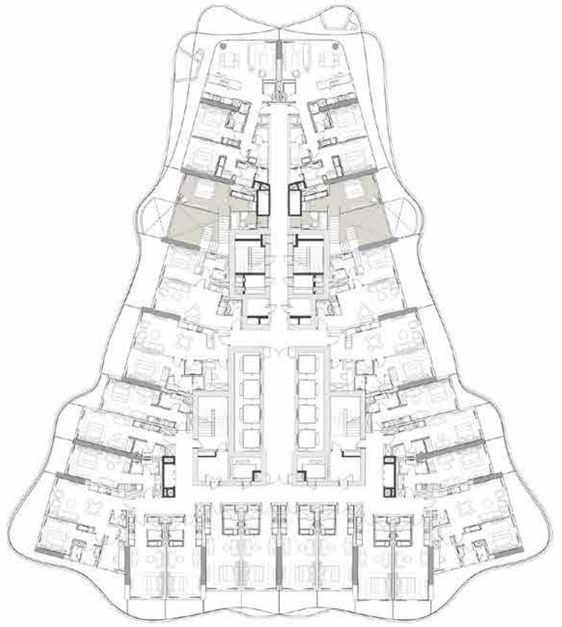
Level 20 Key Plan

Towers Key Plan

1BR Loft - Upper Level



Sellable Area: 352.62 sq.ft

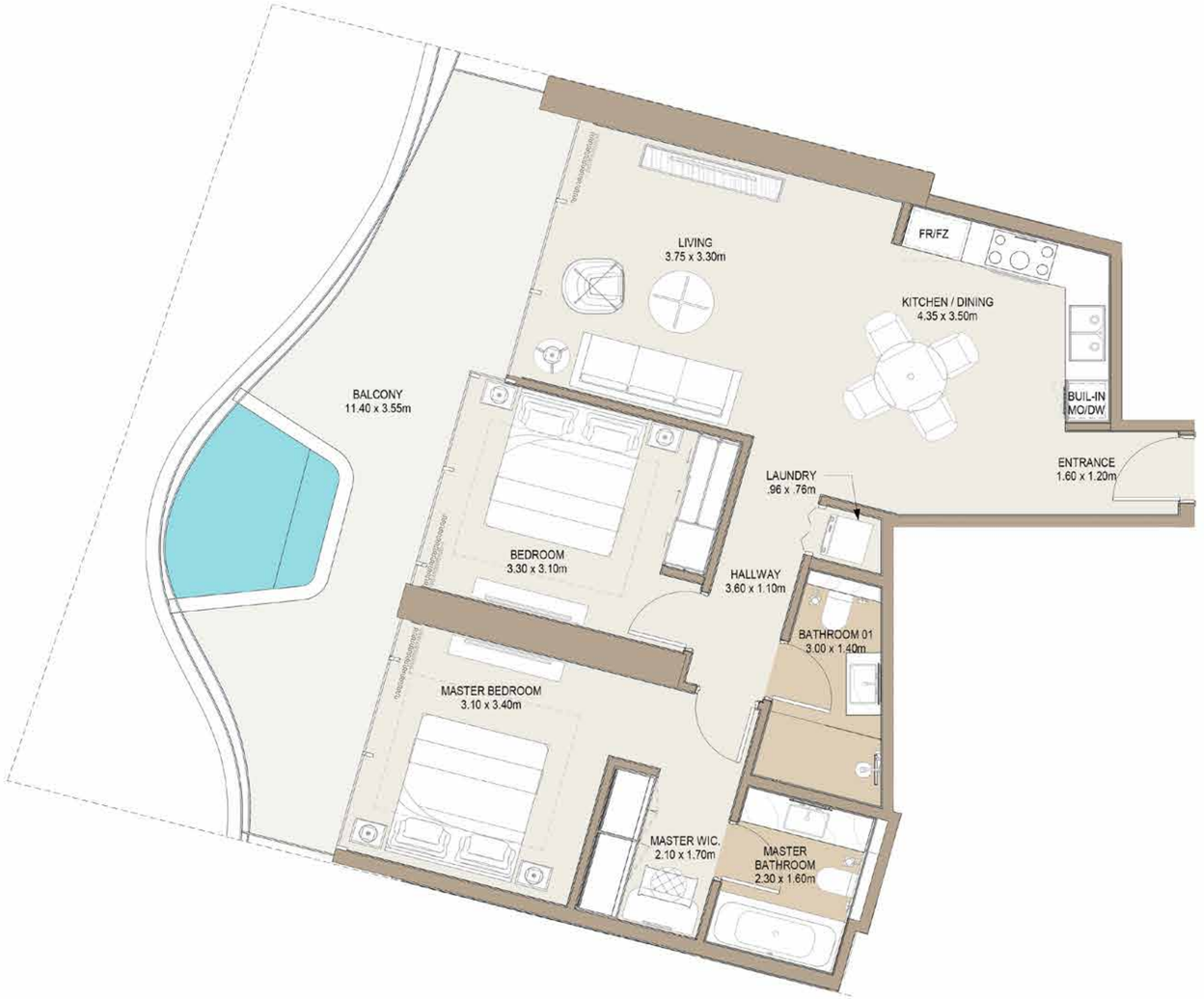


Level 21 Key Plan

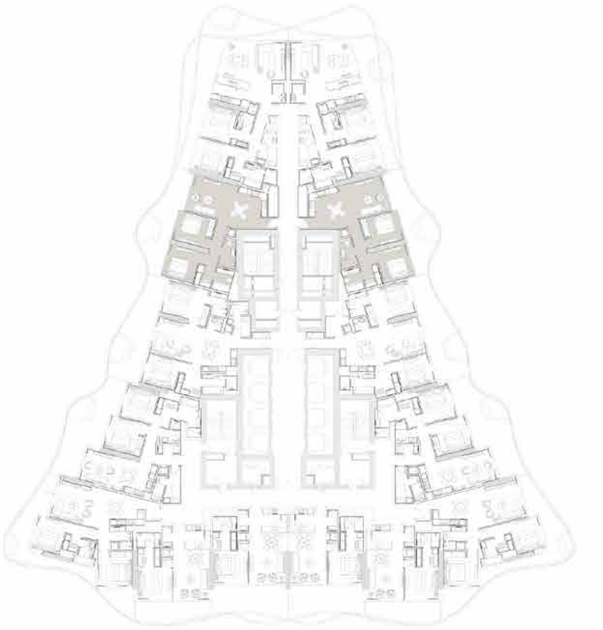
Towers Key Plan

2 Bedrooms

2BR Type 1



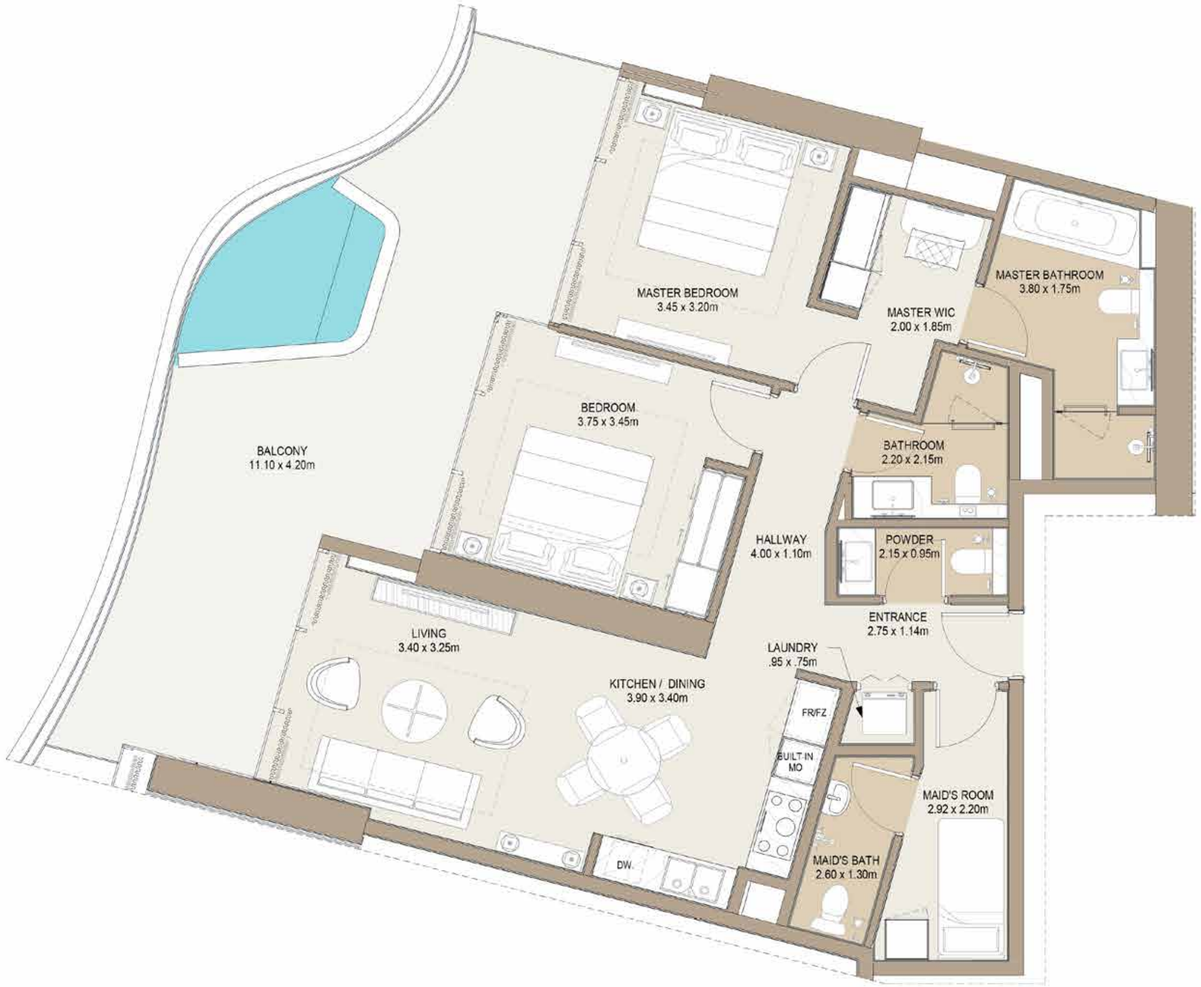
Sellable Area: 1255.07 sq.ft



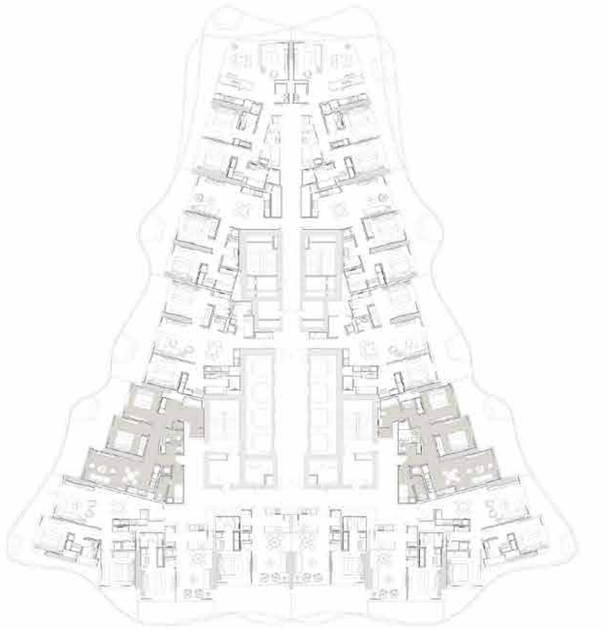
Levels 23-39 Key Plan

Towers Key Plan

2BR Type 2



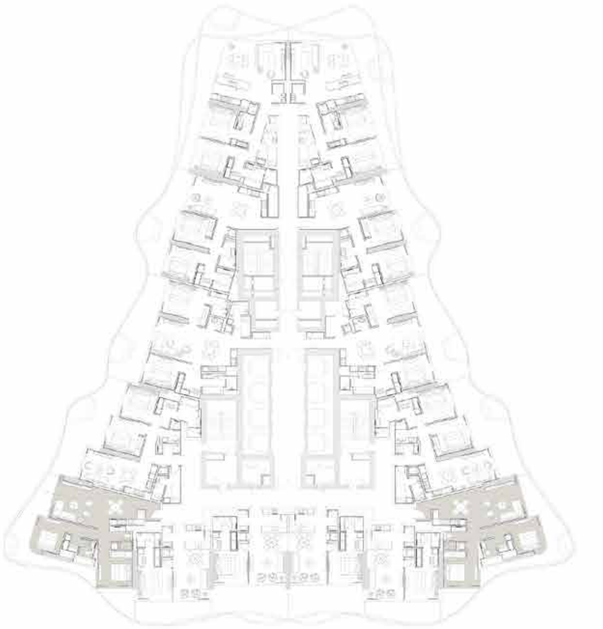
Sellable Area: 1474.22 sq.ft



Levels 23-43 Key Plan

Towers Key Plan

2BR Type 3

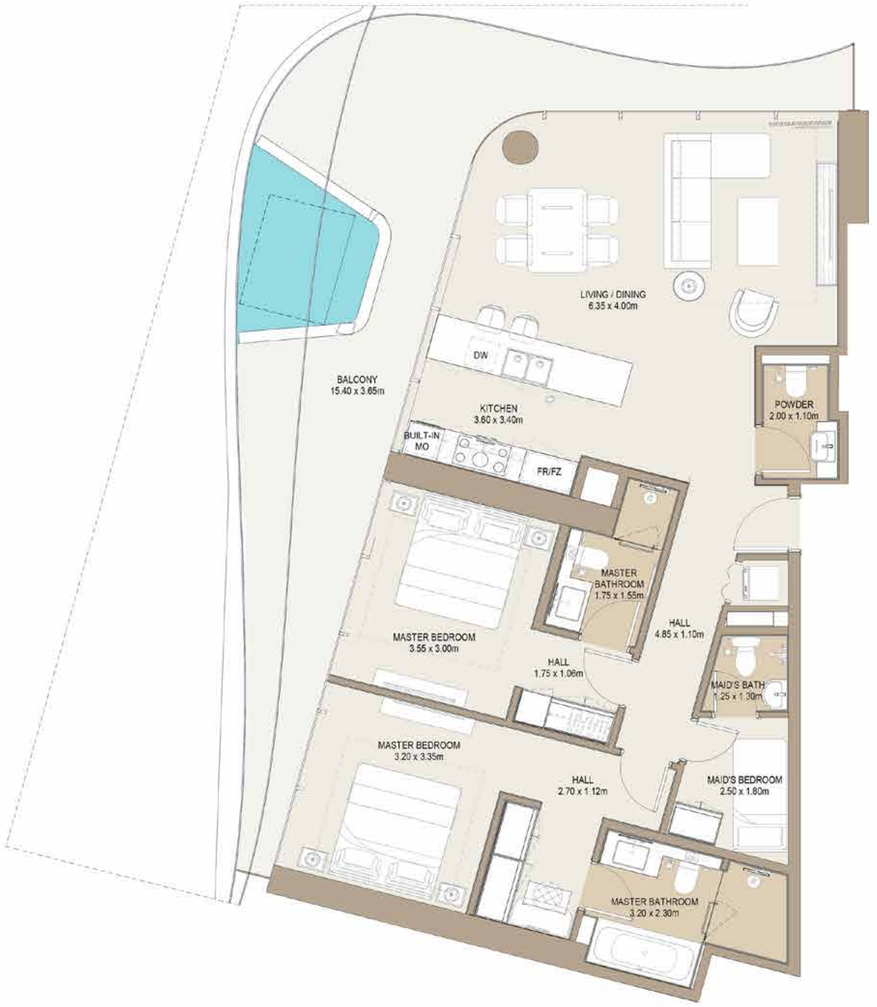


Levels 23-39 Key Plan

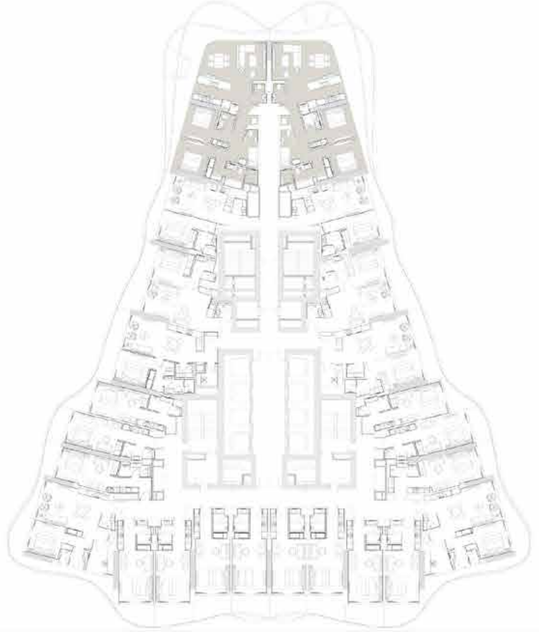
Towers Key Plan

Sellable Area: 1368.41 sq.ft

2BR+ Type 1



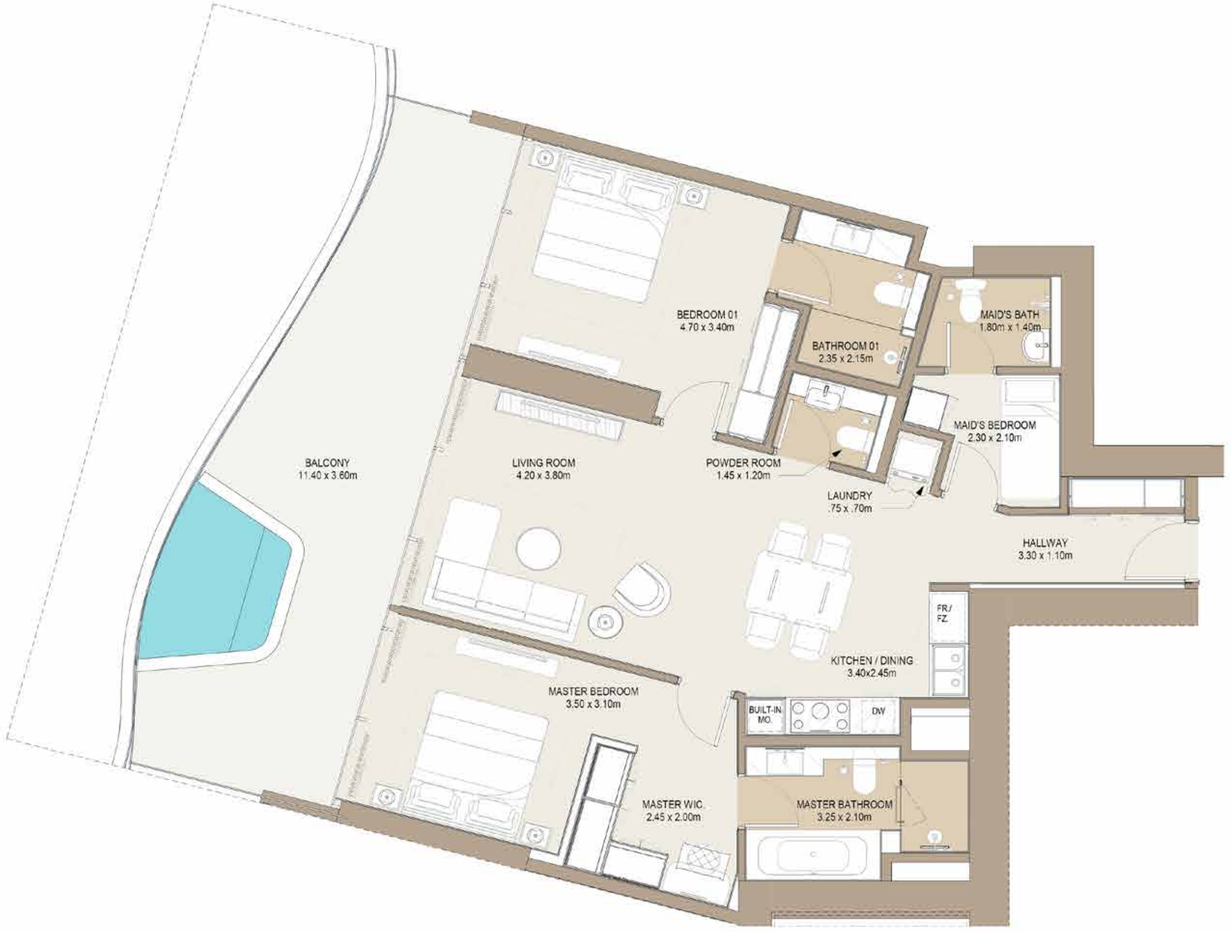
Sellable Area: 1661.51 sq.ft

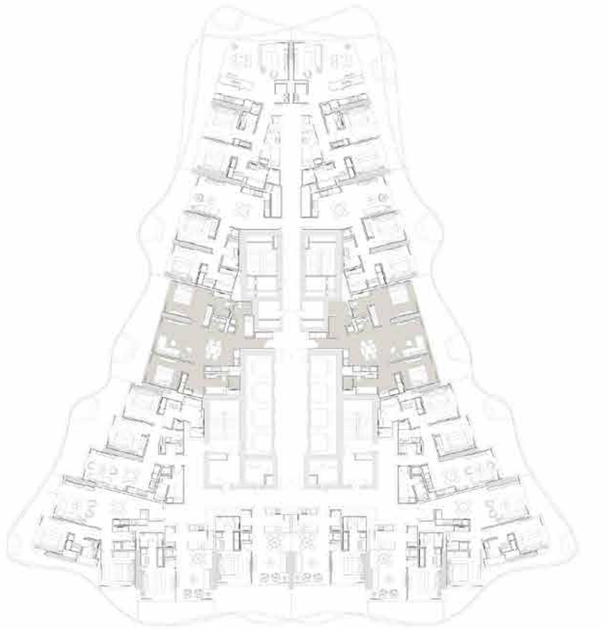


Levels 02-39 Key Plan

Towers Key Plan

2BR+ Type 2



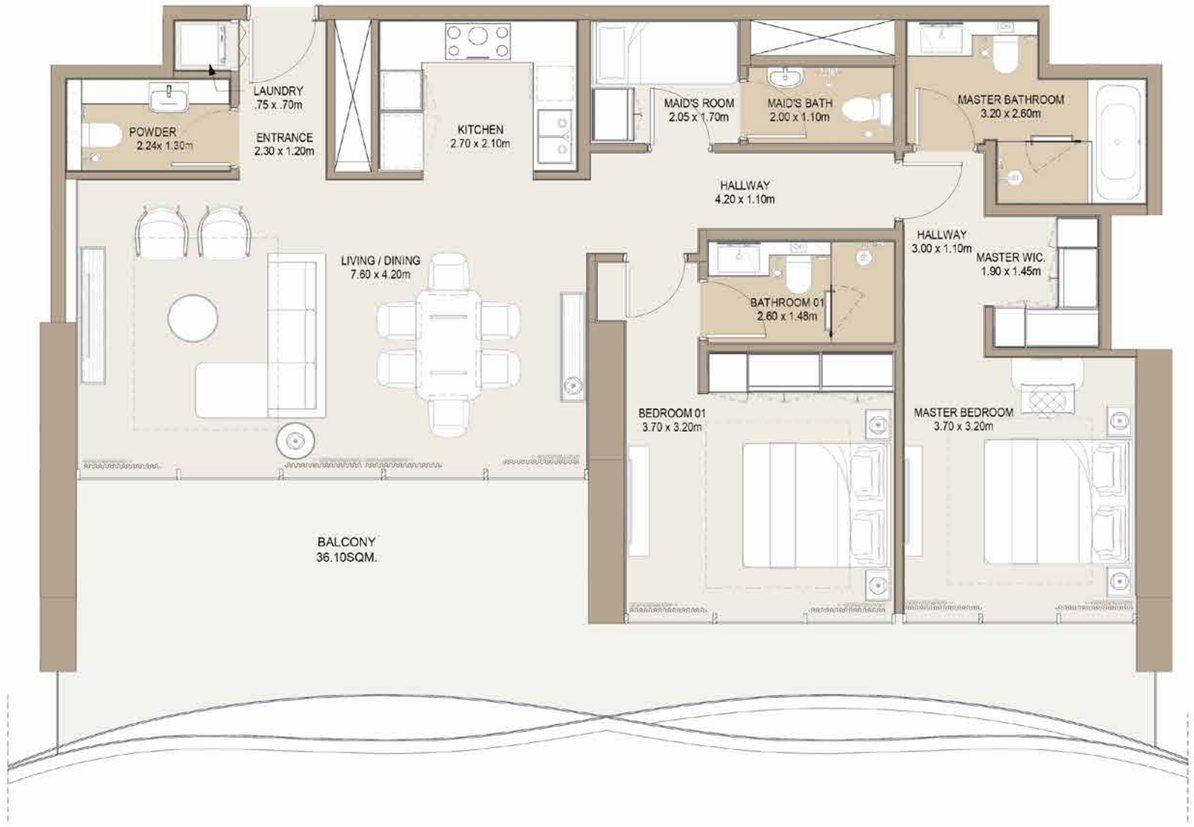


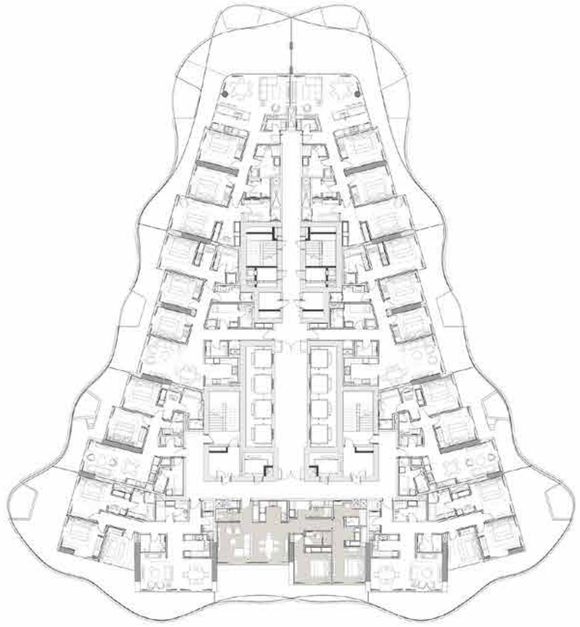
Levels 23-39 Key Plan

Towers Key Plan

Sellable Area: 1523.95 sq.ft

2BR+ Type 3



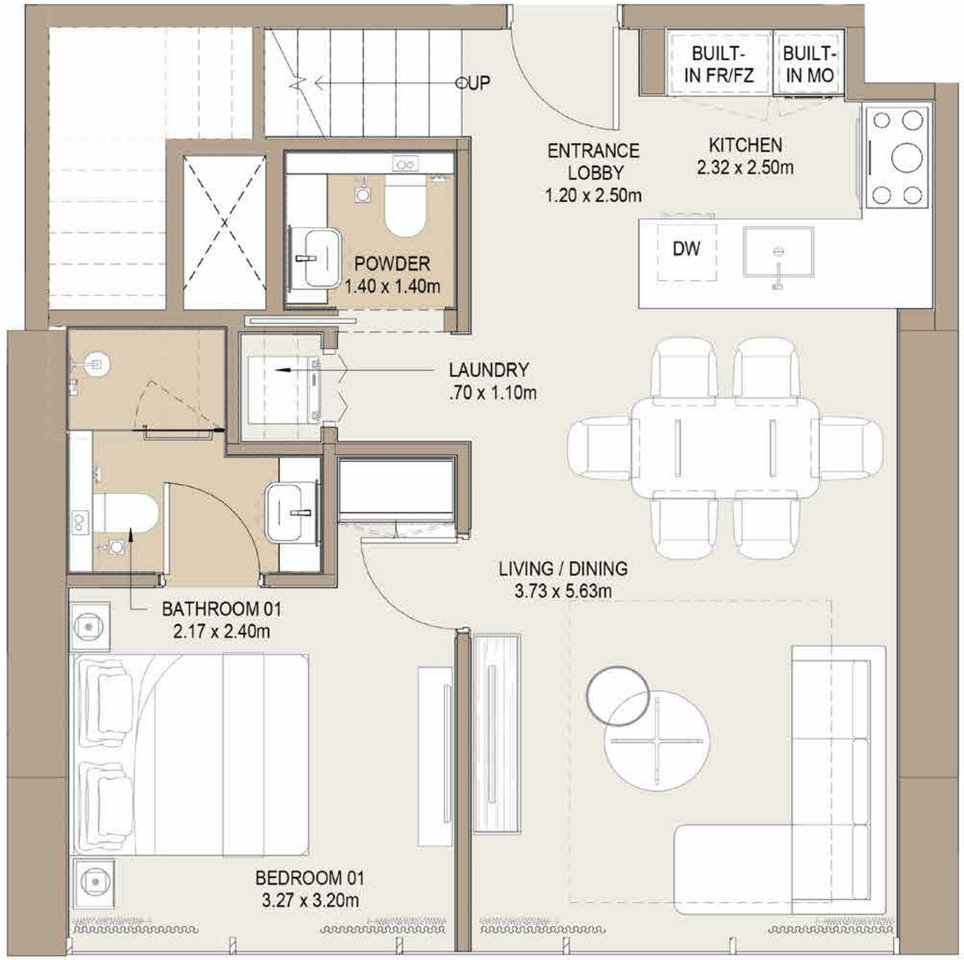


Levels 40-43 Key Plan

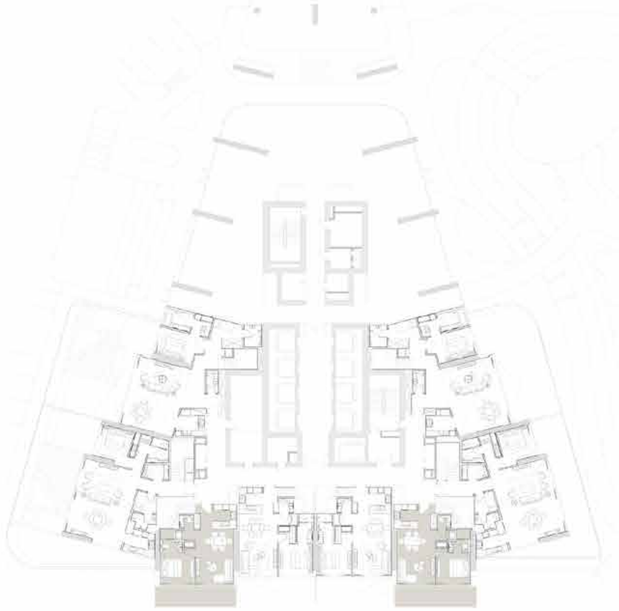
Towers Key Plan

Sellable Area: 1570.45 sq.ft

2BR Garden Duplex Type 1 - Lower Level



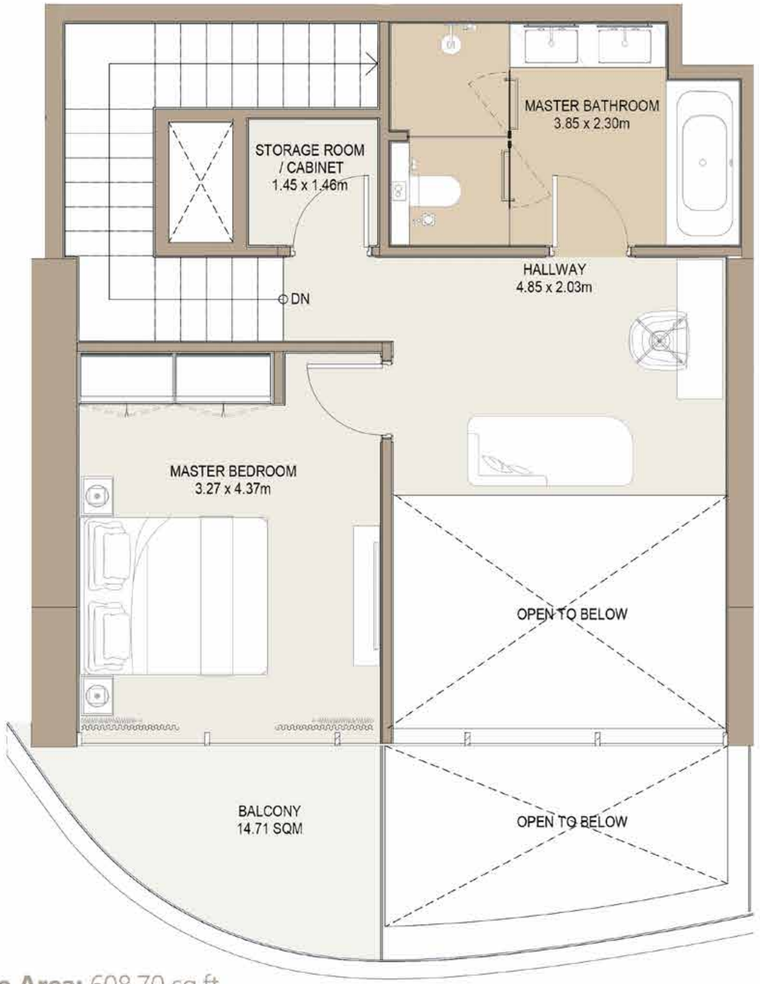
Sellable Area: 872.41 sq.ft



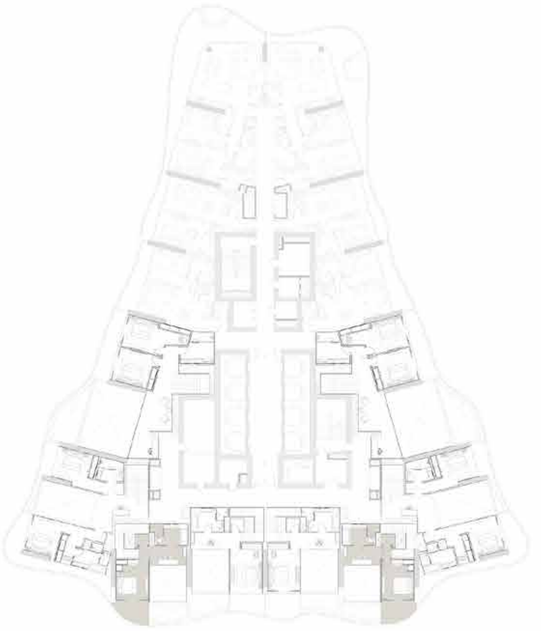
Level 01 Key Plan

Towers Key Plan

2BR Garden Duplex Type 1 - Upper Level



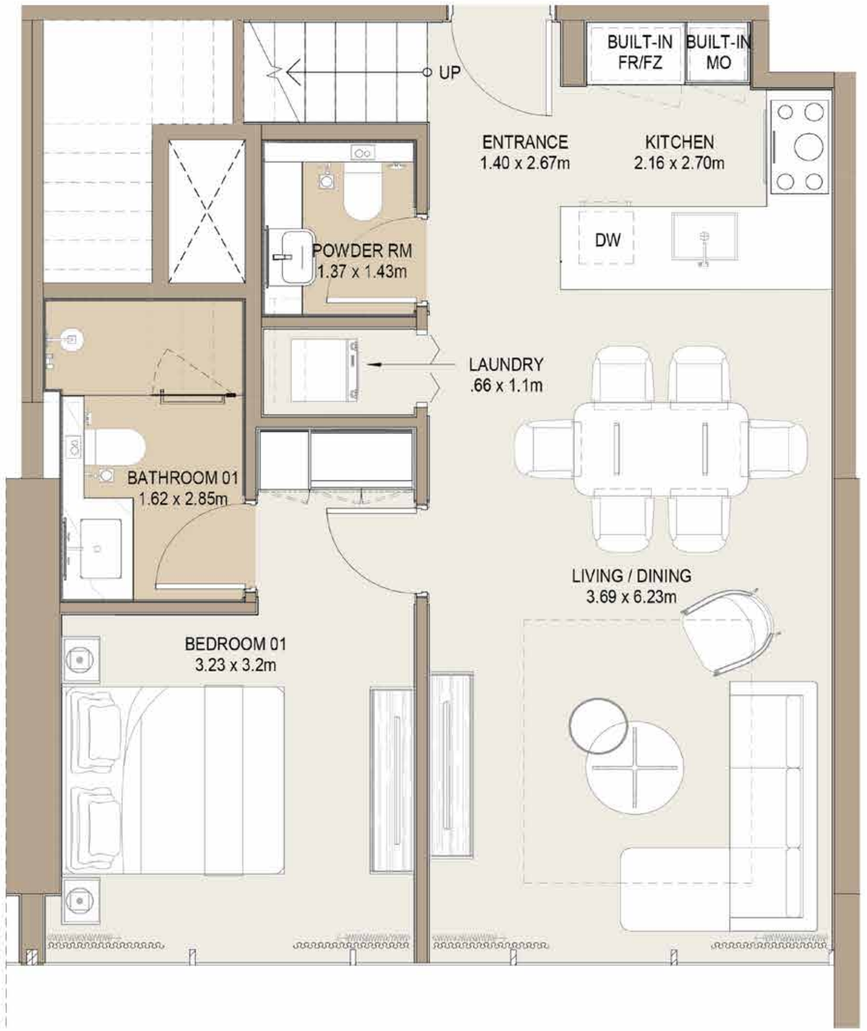
Sellable Area: 608.70 sq.ft



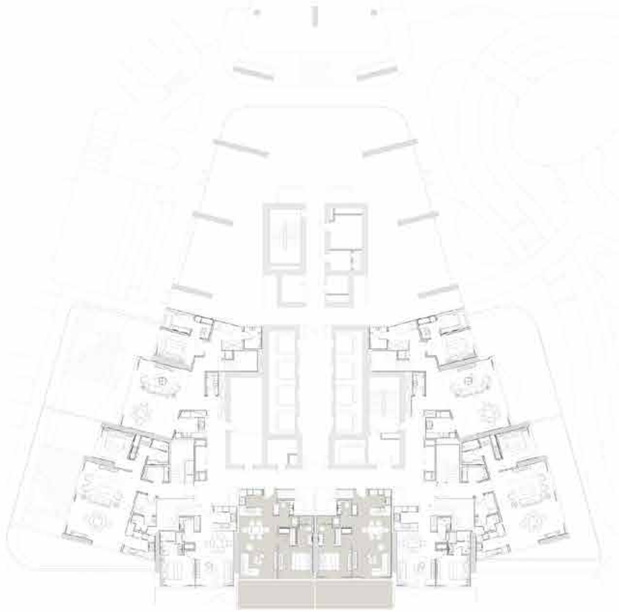
Level 02 Key Plan

Towers Key Plan

2BR Garden Duplex Type 2 - Lower Level



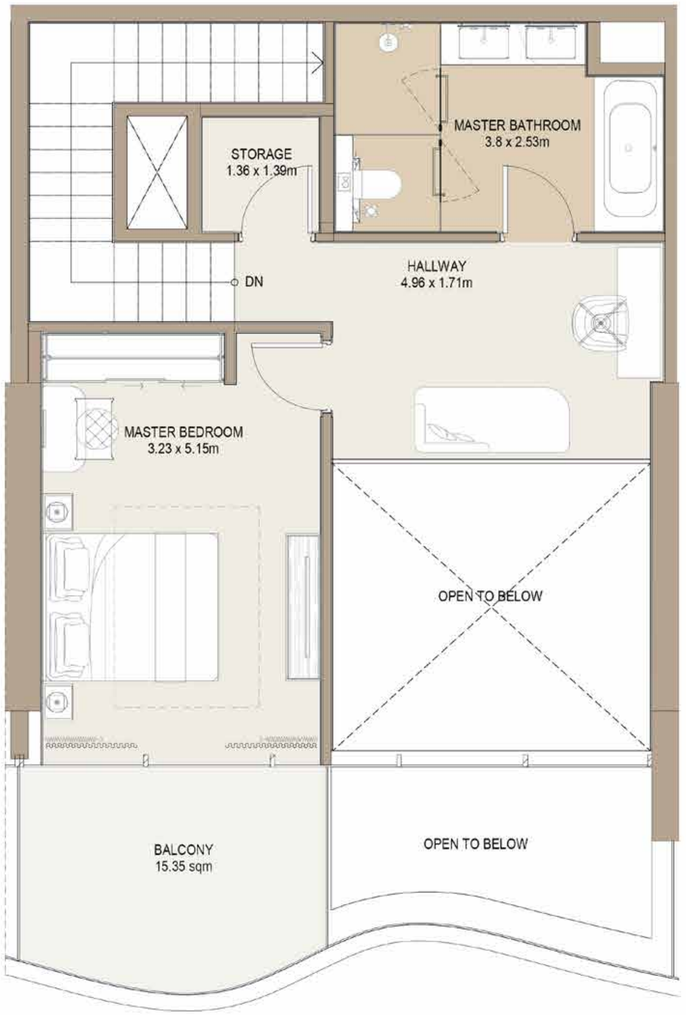
Sellable Area: 872.41 sq.ft



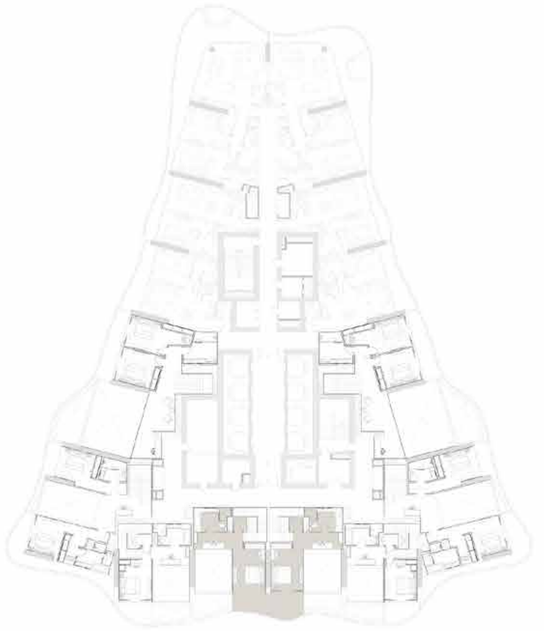
Level 01 Key Plan

Towers Key Plan

2BR Garden Duplex Type 2 - Upper Level



Sellable Area: 890.93 sq.ft

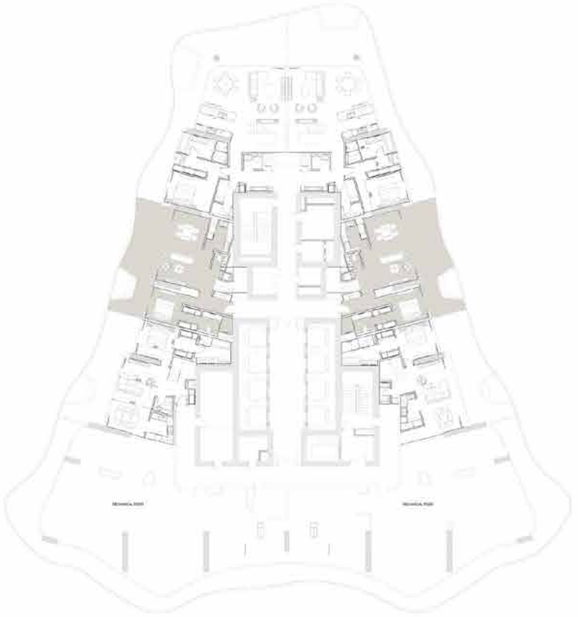


Level 02 Key Plan

Towers Key Plan

2BR Sky Duplex Type 1 - Lower Level

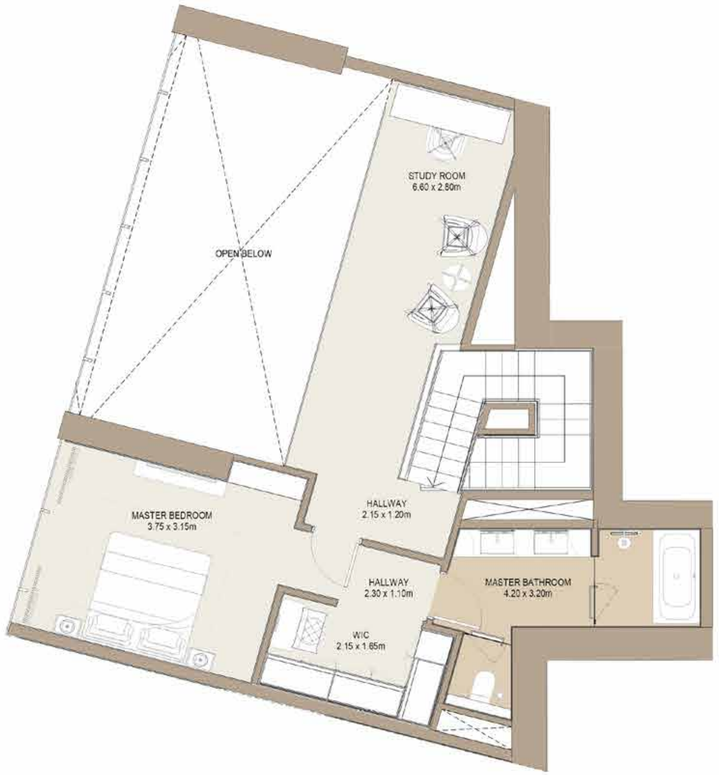
Sellable Area: 1138.28 sq.ft



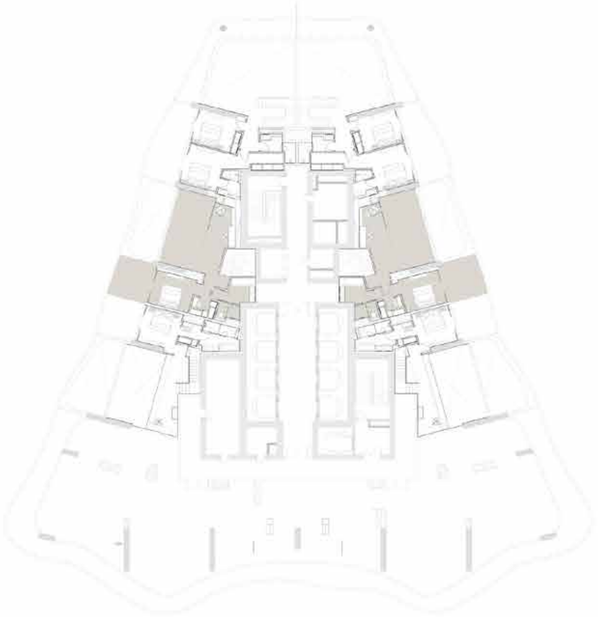
Level 44 Key Plan

Towers Key Plan

2BR Sky Duplex Type 1 - Upper Level



Sellable Area: 926.13 sq.ft

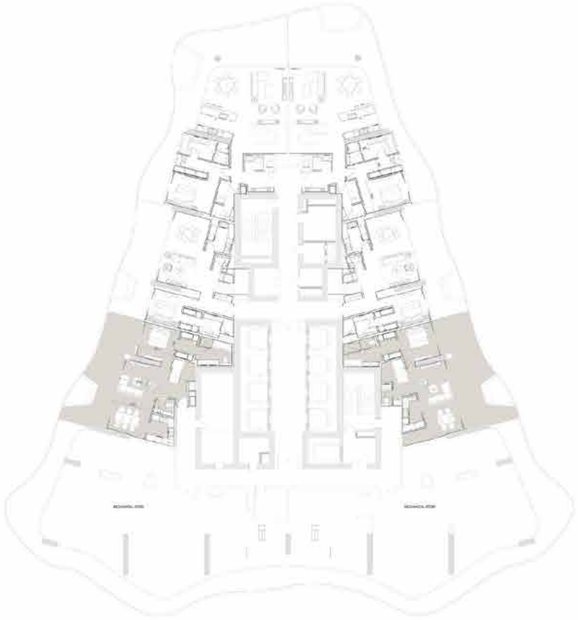


Level 45 Key Plan

Towers Key Plan

2BR Sky Duplex Type 2 - Lower Level

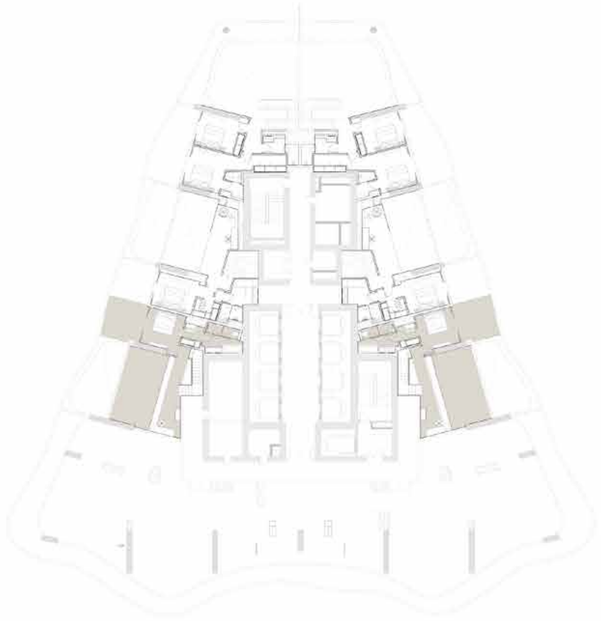
Sellable Area: 956.91 sq.ft



Level 44 Key Plan

Towers Key Plan

2BR Sky Duplex Type 2 - Upper Level



Level 45 Key Plan

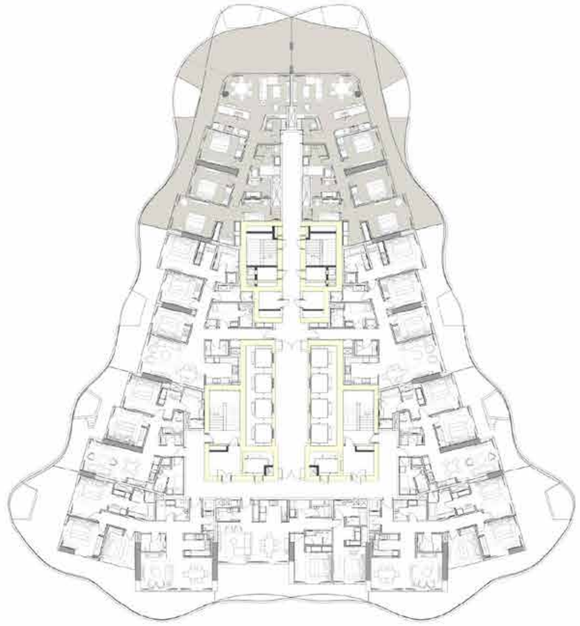
Towers Key Plan

Sellable Area: 956.911 sq.ft

3 Bedrooms

3BR Type 1

Sellable Area: 2556.21 sq.ft

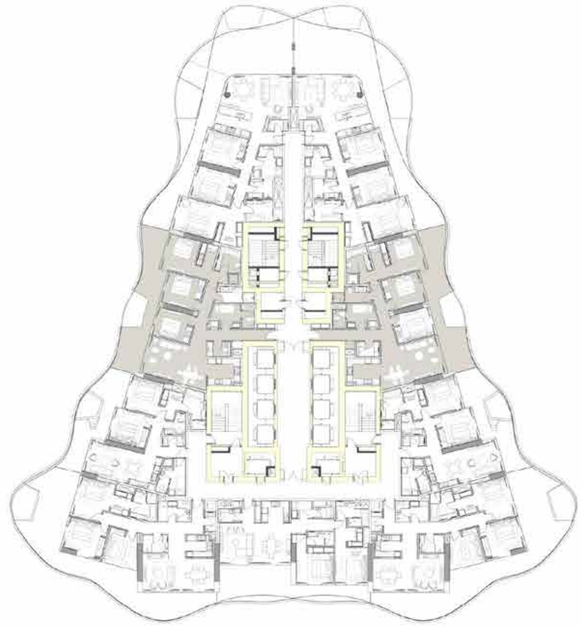


Levels 40-43 Key Plan

Towers Key Plan

3BR Type 2

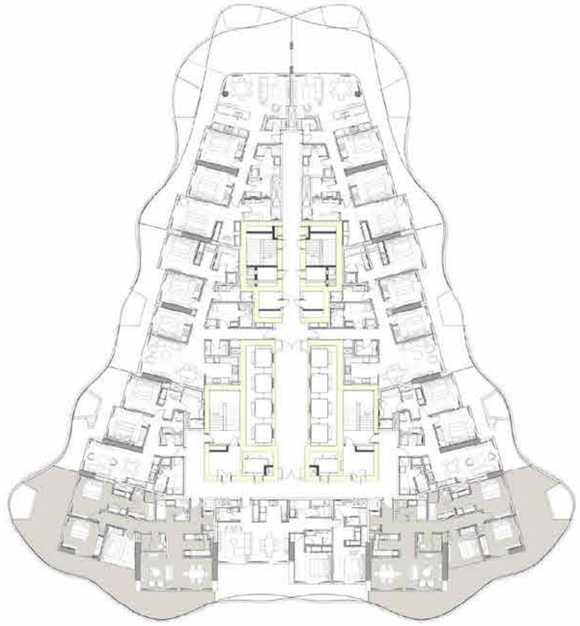
Sellable Area: 2064.84 sq.ft



Levels 40-43 Key Plan

Towers Key Plan

3BR Type 3

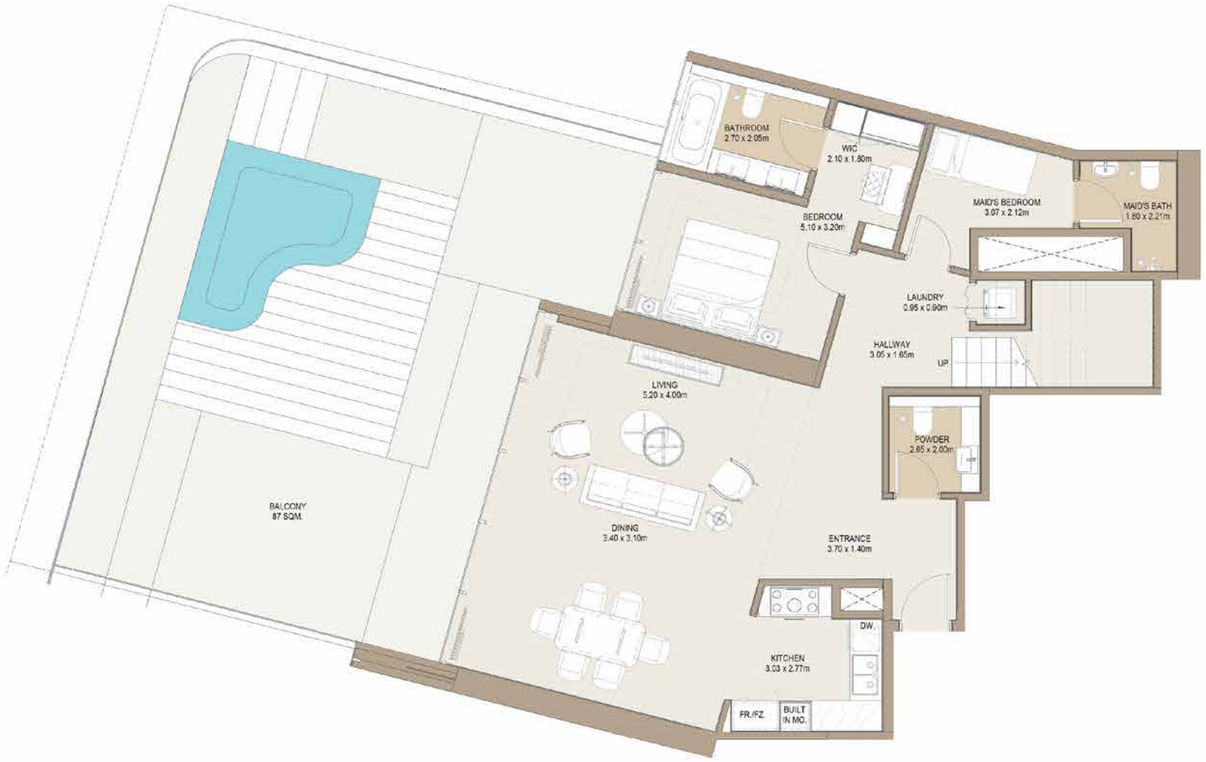


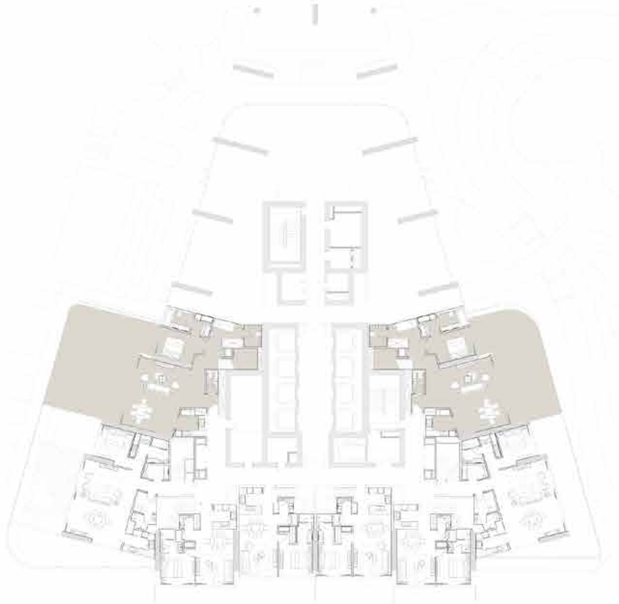
Levels 40-43 Key Plan

Towers Key Plan

Sellable Area: 2359.56 sq.ft

3BR Garden Duplex Type 1 - Lower Level



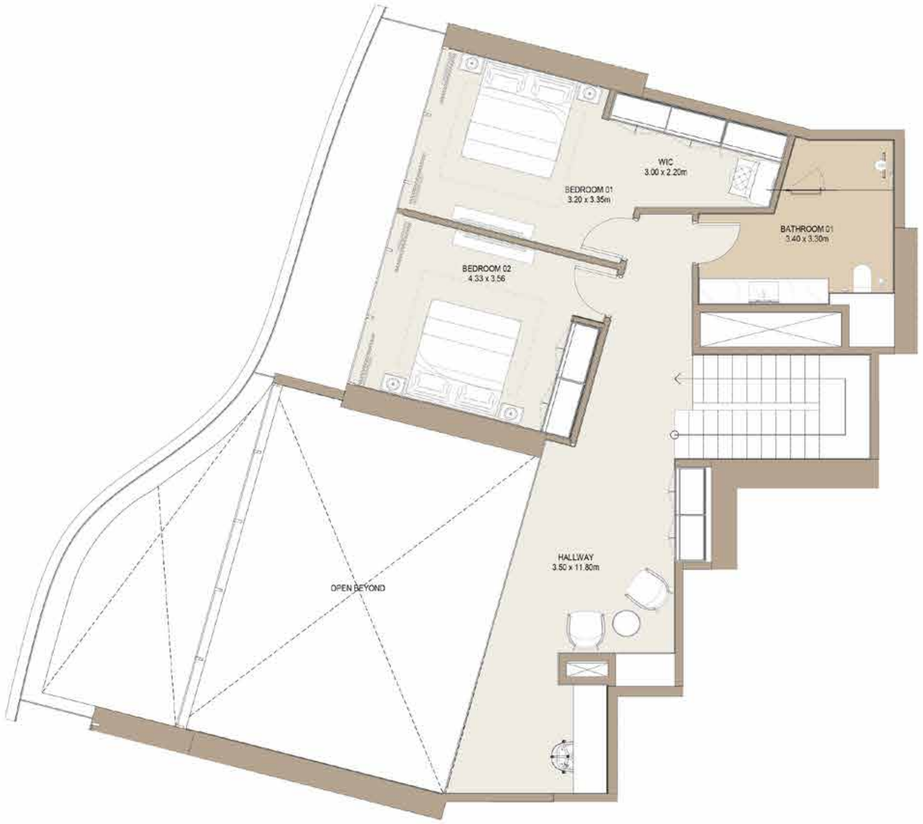


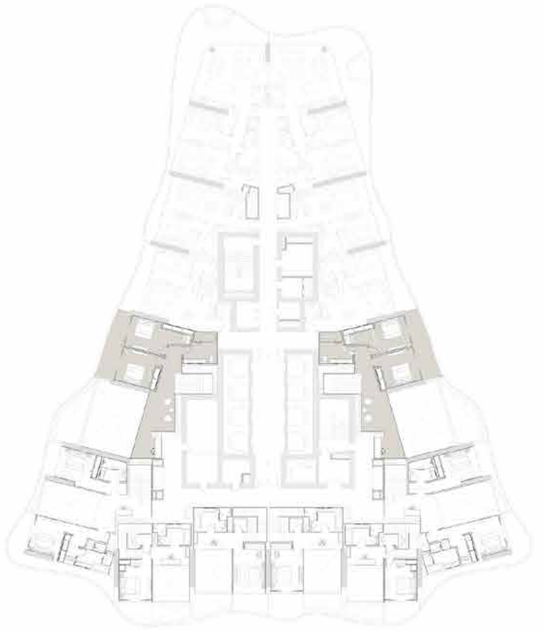
Level 01 Key Plan

Towers Key Plan

Sellable Area: 2221.56 sq.ft

3BR Garden Duplex Type 1 - Upper Level





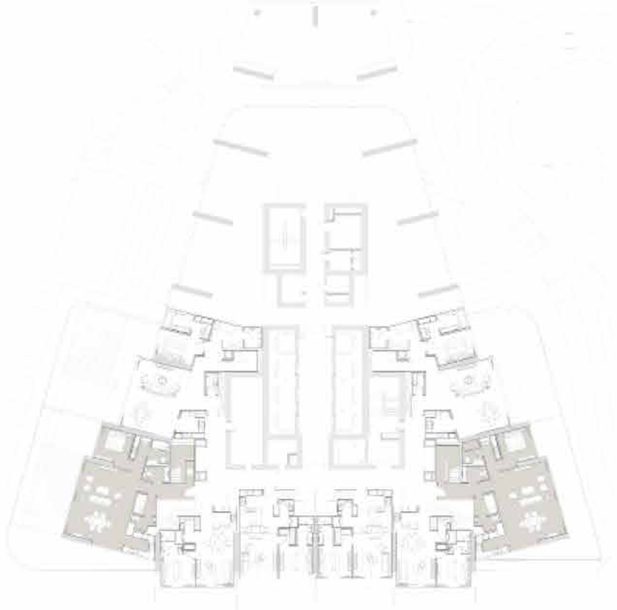
Level 02 Key Plan

Towers Key Plan

Sellable Area: 1013.20 sq.ft

3BR Garden Duplex Type 2 - Lower Level

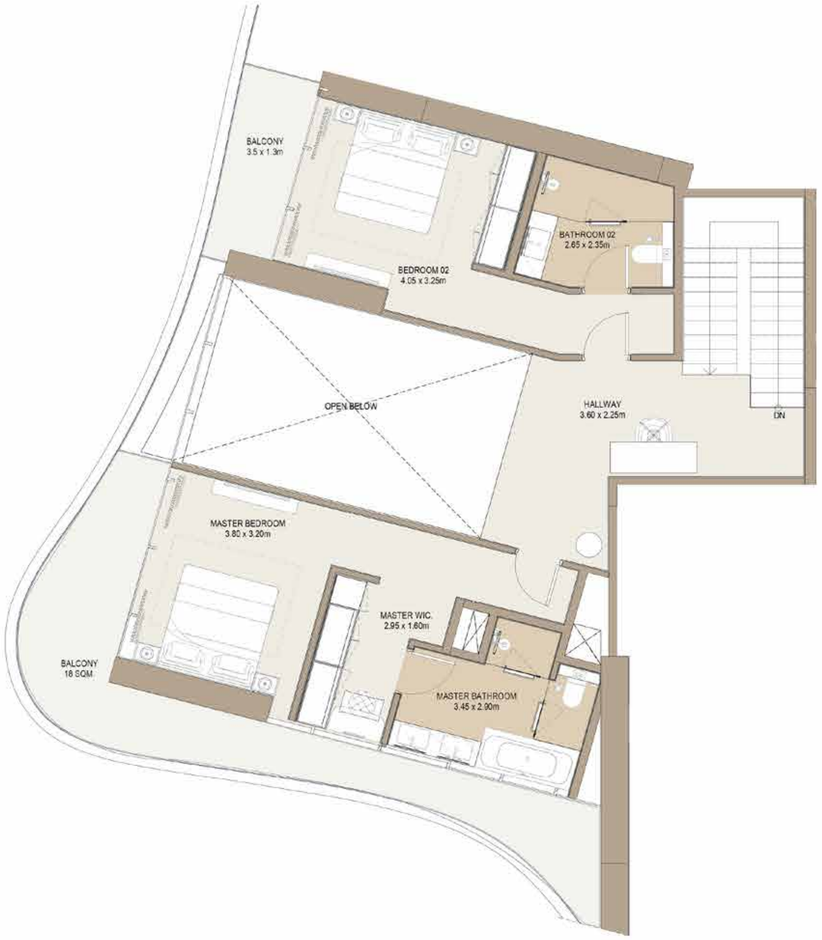
Sellable Area: 2172.37 sq.ft



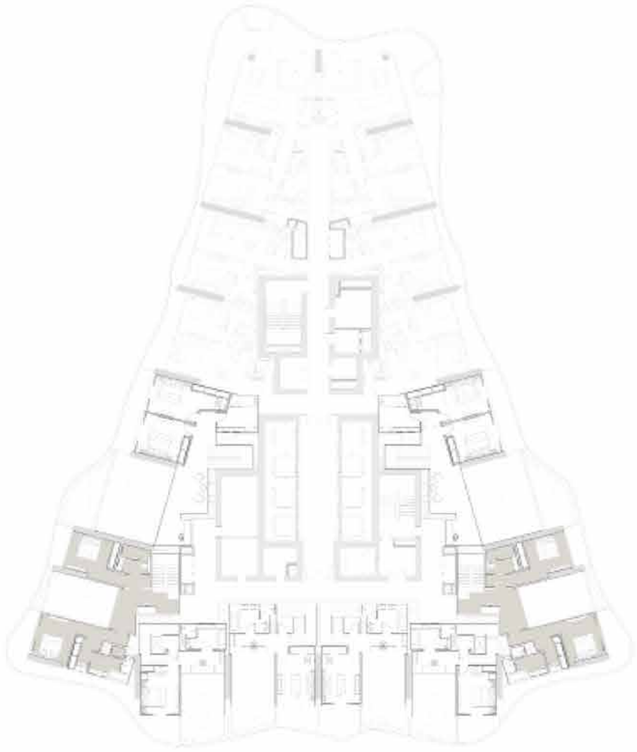
Level 01 Key Plan

Towers Key Plan

3BR Garden Duplex Type 2 - Upper Level



Sellable Area: 1629.66 sq.ft

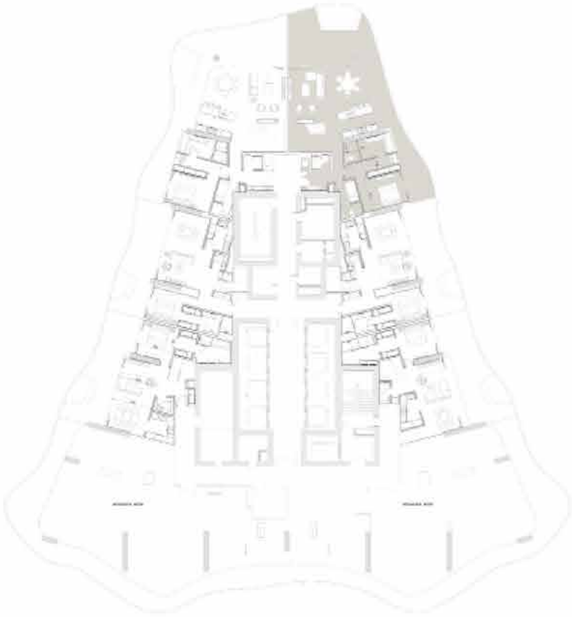


Level 02 Key Plan

Towers Key Plan

3BR Sky Duplex - Lower Level

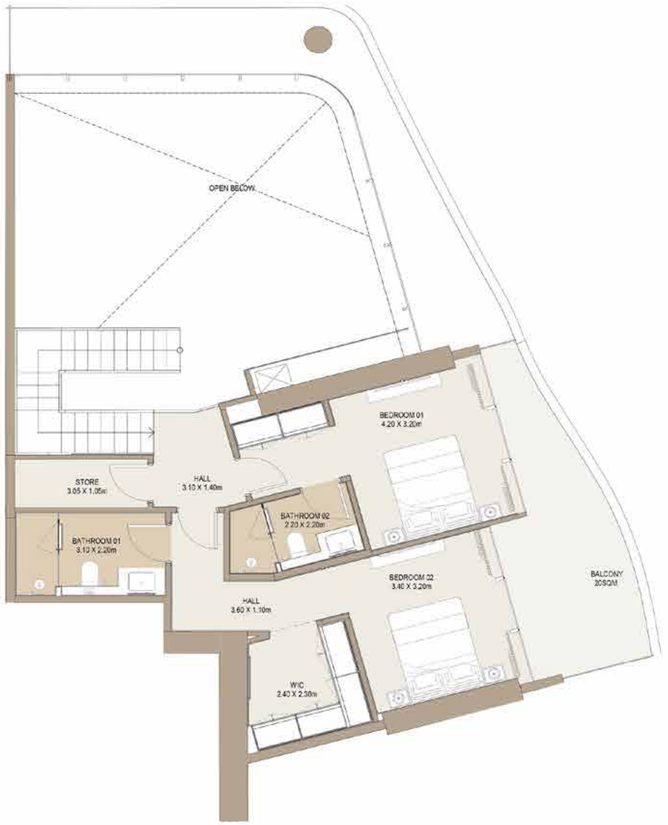
Sellable Area: 1285.21 sq.ft



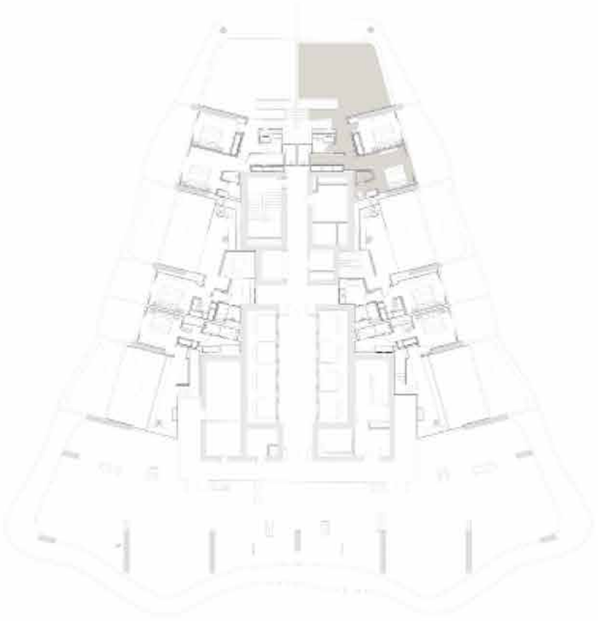
Level 44 Key Plan

Towers Key Plan

3BR Sky Duplex - Upper Level



Sellable Area: 1717.16 sq.ft



Level 45 Key Plan

Towers Key Plan

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